

Kát'odeeche Housing Plan

Adopted September 19, 2022



PARTNERSHIP APPROACH

The Kát'odeeche Housing Plan was developed in partnership between the Kát'odeeche First Nation (KFN) and Housing Northwest Territories (NWT).

Each party signed a Participation Agreement outlining the roles and responsibilities for the project. The KFN hired a Community Coordinator to help facilitate community engagement with funding and support from Housing NWT staff.



PLANNING TEAM

Thank you to the Kát'odeeche First Nation Chief and Council, Staff, and community members who came out to support this valuable work. We would like to acknowledge Natasha Landry for stepping up as the Community Coordinator for this project. Also, a big thank you to Victoria St. Jean for her constant support and effort to move this project forward.

We want to thank Dëneze Nakehk'o' for providing expert facilitation skills during our housing workshops. Your expertise created a safe, culturally appropriate space to navigate important conversations to guide the development of a meaningful action plan for moving forward.

We would also like to acknowledge the contribution and continued support from the Housing NWT South Slave District Office staff.

Planning Team:

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External Facilitator

- Dëneze Nakehk'o', Facilitator

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- Sarah Taggart-Miles, Summer Student

THE PLAN AT-A-GLANCE

After an extensive engagement process, the Kát'odeeche First Nation developed a vision and action plan for housing. The Plan includes six priority areas, each with targets and action items.

1 Create our own processes with clear responsibilities

TARGET: Establish a KFN Housing Committee/Society

- ⇒ Create a governance structure with clear and precise goals and vision
- ⇒ Develop policies and procedures with leadership
- ⇒ Define roles and responsibilities for a KFN Housing Manger
- ⇒ Locate resources and funding opportunities
- ⇒ Partner with other First Nation communities to share information
- ⇒ Continue negotiations at the Federal level

2 Building in both worlds (Old and New)

TARGET: Build a minimum of 12 new homes over the next ten years

- ⇒ Research housing models for target groups
- ⇒ Create home design criteria for new houses
- ⇒ Create definitions and standards for housing
- ⇒ Prepare lots for development

3 Udaa goghá ahsı ts'ehtsı (Building for the Future)

TARGET: Increase the number of certified local workers

- ⇒ Find adequate funding for skills training
- ⇒ Provide adult education on-Reserve for trades and certifications
- ⇒ Host workshops on basic home repairs, maintenance, management, etc.
- ⇒ Hire qualified people for local housing repairs

4 Develop energy efficient, self sustaining homes

TARGET: All new homes and retrofits on-Reserve follow energy efficiency standards

- ⇒ Look into programs and opportunities for wood stoves, solar, and water/sewer systems
- ⇒ Reduce barriers to NWT HC housing programs
- ⇒ Develop a KFN repair program to support homeowners
- ⇒ High school program to build homes

5 Self-sustaining sombah (Triple 'S' System)

TARGET: Rely on local resources

- ⇒ Negotiate core funding based on needs (at federal level)
- ⇒ Develop housing needs assessment, update every few years
- ⇒ Develop a KFN lending program for new homeowners
- ⇒ Use local assets to build housing, lumber and sawmill

6 Dene way - the traditional economy

TARGET: Use the traditional economy

- ⇒ Utilize the barter system
- ⇒ Start recycling materials program

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DEFINITIONS

Adequacy means having running water, an indoor toilet, bathing and washing facilities, and must not require major repairs.

Affordability means that housing costs, including utilities, rent or mortgage payments, insurance, and taxes are less than 30% (about one third) of the total household income.

Core Need is a measurement tool used annually by the Canada Housing and Mortgage Corporation (CMHC). It means that a person's income before taxes is not sufficient to access acceptable housing, and that the house they live in is unsuitable (does not meet their needs) or inadequate (requires repairs).

Core Need Income Threshold (CNIT) is a measurement tool that sets an income target that a household must have to be able to afford the costs of owning and operating a home or renting in the private market without government assistance (taxes, power, heating, water/ sewer, insurance premiums, and maintenance costs).

Couch Surfing means sleeping at another persons home(s) because you have no permanent housing of your own.

Crowding means more people in a space than what is comfortable, healthy, or safe.

Market Housing means housing owned and operated outside of any government assistance.

Non-Market Housing means housing operated by or subsidized by the government.

Suitability means having the required number of bedrooms for the characteristics and number of occupants, as set out by the National Occupancy Standard requirements.

ACRONYMS

CMHC Canada Mortgage and Housing Corporation

GNWT Government of the Northwest Territories

INAC Indigenous and Northern Affairs Canada

KFN Kát'odeeche First Nation

1 INTRODUCTION



The Kát'odeeche First Nation is unique in being one of only two Reserves in the NWT. Reserves historically have been under the jurisdiction of the Indian Act allowing the federal government to maintain control over reserve lands and resources. More recently, First Nation communities can opt to regain control of their lands/resources outside of the Indian Act through the Framework Agreement on First Nations Land Management (FAFNLM). This framework was ratified by the First Nations Land Management Act (FNLMA) in 1999. In order to complete this process, a First Nation must develop a 'land code' or 'land law' that replaces the land management provisions set by the Indian Act. The FNLMA allows KFN to opt out of 40 sections of the Indian Act in relation to land management.⁴

Shifting to the FNLMA is an important step toward self-governance, allowing First Nations to develop economic opportunities linked to the land through their own land code framework.⁵ KFN passed the "Kát'odeeche First Nation Land Law" in order to be eligible for governance under the FNLMA.⁶ The KFN Land Law came into effect October 1, 2020.

As a Reserve, the KFN has a direct relationship with the federal government in land matters. However, unlike other reserves in southern Canada, KFN receives housing programming from the territorial government rather than the federal government. This relationship has caused confusion and dissatisfaction for KFN members.

The quotes below demonstrate the sentiment of KFN staff at the time of this study.

"KFN is in limbo with no control on program and policy co-management and no assurance of having a fair share of housing programs."

"There needs to be a fundamental shift in authority on land management and housing."

"KFN has an inherent right to manage programs on Reserve."

KFN is in a formal Reconciliation of Indigenous Rights and Self Determination (RIRSD) process with Canada and the GNWT, which, among many other issues, involves a review of federal funding flow with respect to social programming, including housing.

⁴ Government of Canada, "New Legislative Changes Improve First Nations Access to Lands and Financial Resources," n.d., Accessed May 14, 2020 <https://www.sac-isc.gc.ca/eng/1544732060186/1544732109441> [Date modified: 2019-09-10]

⁵ Government of Canada, "First Nations Land Management," 2004, Accessed March 25, 2020 <https://www.aadnc-aandc.gc.ca/eng/1327090675492/1327090738973> [Date modified: 2019-02-28]

⁶ Kát'odeeche First Nation, "Land Code Development," 2018, Accessed March 25, 2020, <https://www.katlodeeche.com/index.php/kfn-community/68-local-business/183-land-code-development>

The image below was provided by the NWT archives, showing a log house on the Hay River Reserve from September 1977.



©NWT Archives/Native Press/N-2018-010-4785

1.2 GUIDING VALUES

Kát'odeeche First Nation began their journey to develop a Comprehensive Community Plan (CCP) in 2015 with Indigenous and Northern Affairs Canada (INAC) funding. The CCP is a community-driven planning process that looks at all areas of the community. The community completed the wellness chapter of the CCP. The vision of the *Kát'odeeche First Nation Wellness Plan: 2018-2023* reads “As Kát'odeeche First Nation Members, we are strong, able to love ourselves and in turn love our families and our community.”⁷ As part of the Wellness Plan, community values were developed. These values can guide the ongoing planning work in the community.

Dene Nàhodhe: In tune with Nature; connectedness in a spiritual sense

Elets' áts'edi: Help Each Other. We are a community and will work together as we always have as Dene people. Collaboration with others will help all of us achieve more.

Tsede Cha: Respect. Respect means providing opportunities for others to share their knowledge and valuing their contributions. KFN will always try to involve membership in decision-making and program delivery, particularly ensuring wisdom is sought from Elders. Respect also means honouring Dene customs, ceremony and tradition, respecting the land and animals.

Empowerment: All of us who are part of Kát'odeeche community have a role to play in realizing the vision in this plan. KFN and other partners' job is to provide supports to help individuals realize their potential.

Eleqhonjts'etq: Love Each Other. Wellness is about giving and taking love. We need to love and support one another where we are and not make our love contingent on particular expectations.

Pride: We are proud as KFN Members and Dene people. Our families have thrived on our traditional lands and will continue to do so.

Transparency and Accountability: We are a community and must work together. We will ensure that Plans are easy to see and understand and that everyone has a chance to participate in developing them, reviewing them and revising them.

⁷ Plan It North, Kát'odeeche First Nation Wellness Plan: 2018-2023, Last updated 30 April, 2018, Pp 1-31

1.3 WHAT IS A HOUSING PLAN?

A Housing Plan is a strategic document that community members contribute to by providing information on housing in their community. The Plan can be used to set a direction for potential investment opportunities in housing and support community leaders to make decisions on housing.

The Plan looks at current and future housing need by reviewing housing information and talking with community members. The Plan aims to tell a holistic story that includes more than just the physical house. For example, the plan looks at the social, cultural, economic, environmental, and other impacts on housing situations.

The primary goal of the KFN Housing Plan is to identify the housing needs and priorities of the community and develop an action plan to moving forward. In order to reach our main goal, the following objectives were developed to guide the process:

1 Gather baseline data on the current housing situation.

Review housing history, patterns and trends, and planning documents to develop a baseline understanding of housing in the community.

2 Identify community housing needs and priorities.

Conduct community activities to learn what the assets, needs, and priority areas are for moving forward.

3 Set goals and actions to address housing needs and aspirations.

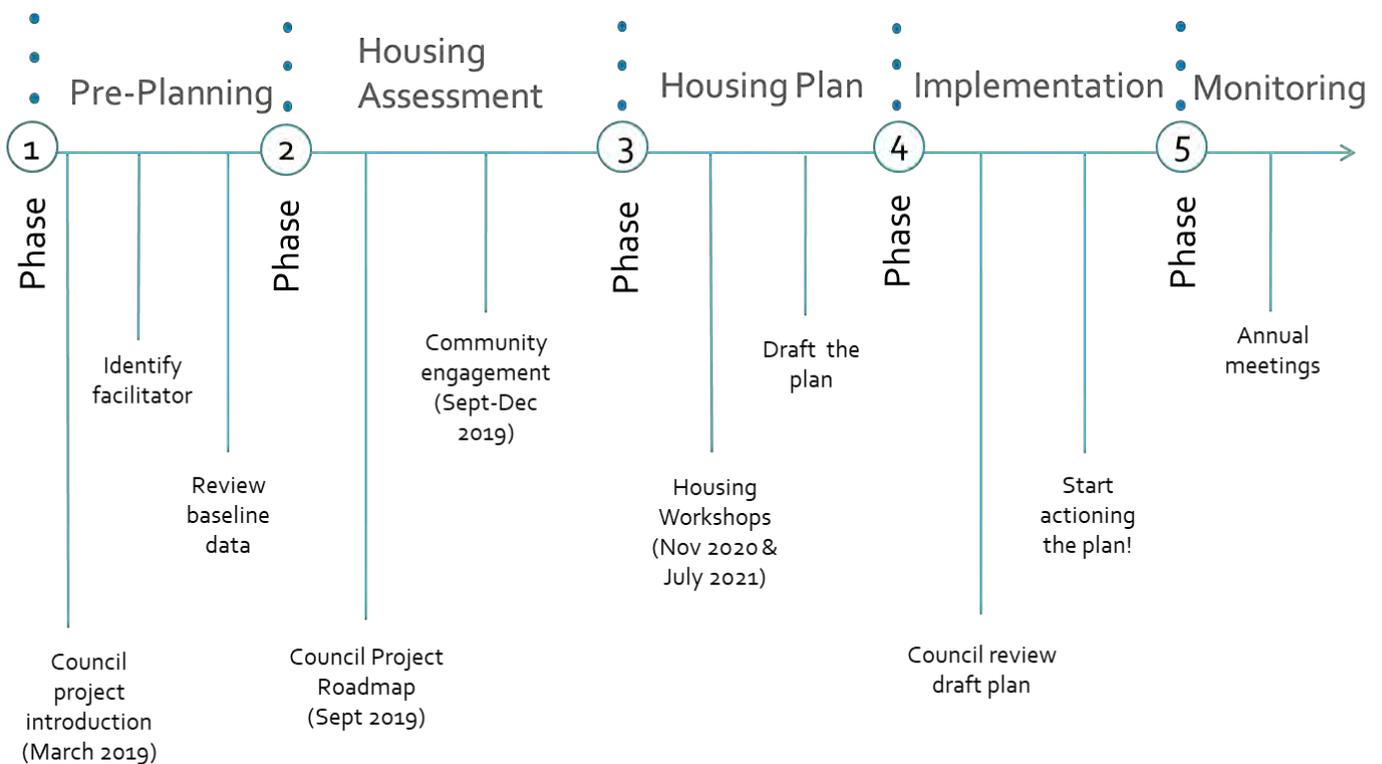
Build consensus with community members and leaders on goals and actions.

1.4 TIMELINE & PROCESS

The process to develop a Housing Plan began with a presentation to the Chief and Council in March 2019. An Agreement to Participate was signed in April 2019 and a KFN Housing Plan Committee was established.

The planning process included multiple visits to engage with community members and two housing workshops with leadership and staff. Despite COVID-19 delays, KFN and Housing NWT were able to continue this valuable work in 2021.

The KFN and Housing NWT remain committed to continue to work together to implement and monitor the Plan.



2 HOUSING ON THE RESERVE



2.1 HOUSING CONTEXT

Background information was gathered to develop a baseline understanding of housing on-Reserve. The information comes from various sources, including: KFN, Housing NWT, the NWT Bureau of Statistics, and Statistics Canada.



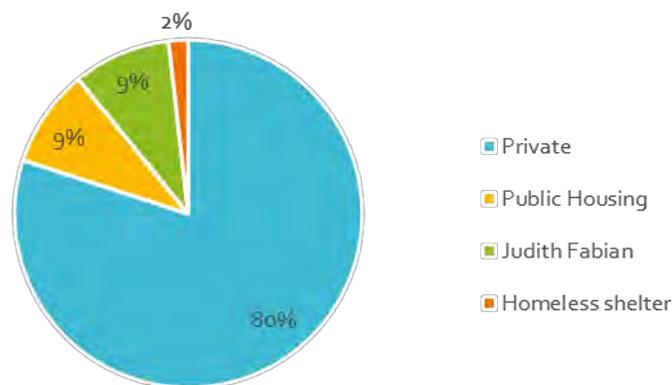
About **335** people live on the Reserve⁸



There are about **80** households⁹

The majority of homes on the Reserve are privately owned or rented. Housing NWT has ten public housing units, operated by the Hay River Housing Authority (at the time of this study).¹⁰ Other housing includes the Judith Fabian Centre with five beds for assisted living and five cabins for Elders and one building (two units) currently operated as a shelter by the First Nation.

KFN Housing Supply (by units)



The information in the pie chart above was collected in 2019 by Housing NWT in coordination with the KFN.

⁸ Northwest Territories Bureau of Statistics, "Hay River Reserve" GNWT, Accessed September 22, 2021 <https://www.statsnwt.ca/community-data/Profile-PDF/Hay%20River%20Reserve.pdf>

⁹ Northwest Territories Bureau of Statistics, "Hay River Reserve"

¹⁰ Housing NWT, Territorial Housing System, NWT Housing Corporation Information Management System, Version 5.1.6. n.d.

2.2 HOUSING NEEDS

The 2019 Community Needs Survey was conducted by the NWT Bureau of Statistics with 80 households on the Reserve. The results show that about **79%** of households (**63 homes**) have a housing problem, meaning they have an issue with space in their house, the condition of their house, or paying for housing.¹¹



57 local households stated that their houses had things that needed fixing, such as their toilet or taps.



20 local households stated they did not have enough bedrooms or space for their families.



15 local households stated that things like their rent, lights, fuel, water, and other costs are not easy to pay for.

Adequacy (needing home repairs)

According to the 2019 Community Needs Survey, adequacy is the most significant issue on the Reserve, with 70% of households needing major repairs.¹² Some specific issues reported include mold (33% of households), pest infestations (30% of households), and poor indoor air quality (19% of households).¹³

The housing stock on the Reserve is aging. The bulk of the housing was built between 1981 to 2005, with most homes about 20 to 40 years old, and some close to 60 years old.¹⁴

During the community visits, people talked about the state of repair of homes and inability to access funds to fix up units. Community members mentioned that when units fell into disrepair, people would abandon the home and move into a house with family or friends.

¹¹ Northwest Territories Bureau of Statistics, "Housing Conditions," GNWT, Accessed September 22, 2021, <https://www.statsnwt.ca/Housing/housing-conditions/>

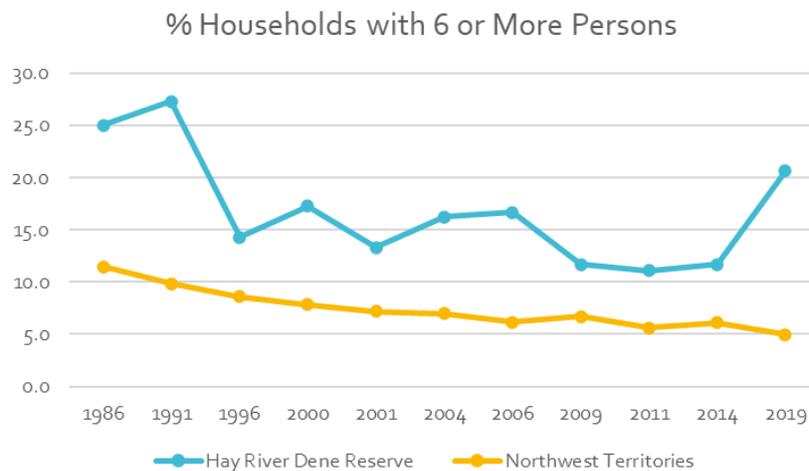
¹² Northwest Territories Bureau of Statistics, "Recently Release Survey Reports," GNWT, Accessed November 1, 2021, https://www.statsnwt.ca/recent_surveys/

¹³ Northwest Territories Bureau of Statistics, "Recently Release Survey Reports"

¹⁴ Statistics Canada, "Census Profile, 2016 Census, Hay River Dene 1, Indian Reserve [Census subdivision], Northwest Territories [Territory]," Statistics Canada Catalogue no. 98-316-X2016001, Ottawa, Released November 29, 2017, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

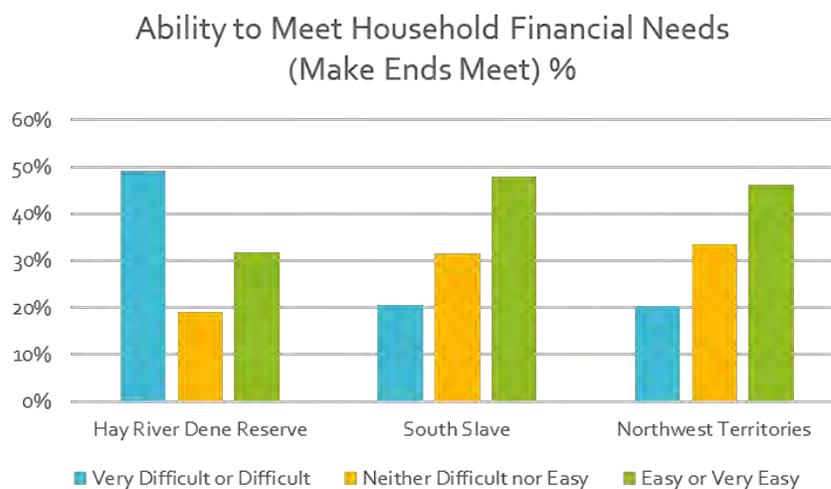
Suitability (not enough bedrooms or space)

A lack of available units and overcrowding was discussed as a major problem on the Reserve with multiple families living under one roof. In 2016, the average household size on the Reserve was 3.4 persons, compared to 2.7 persons in the NWT.¹⁵ In 2019, 17 households had 6 or more persons living under one roof.¹⁶ Additionally, 23 households reported having individuals living with them who could not get their own home, with the main reason being no units available in the community.¹⁷



Affordability (difficulty paying for rent, lights, fuel, water, and other costs)

The high cost of living impacts community members ability to afford housing and basic upkeep. In 2018, 49% of households on the Reserve found it “very difficult or difficult” to make ends meet, compared to 28% in the Dehcho Region and 20% in the NWT.¹⁸



¹⁵ Statistics Canada, “Census Profile, 2016 Census, Hay River Dene 1, Indian Reserve [Census subdivision], Northwest Territories [Territory],” Statistics Canada Catalogue no. 98-316-X2016001, Ottawa, Released November 29, 2017, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

¹⁶ Northwest Territories Bureau of Statistics, “Housing Conditions,” GNWT, Accessed September 22, 2021, <https://www.statsnwt.ca/Housing/housing-conditions/>

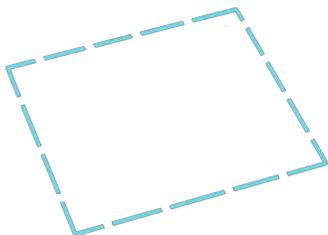
¹⁷ Northwest Territories Bureau of Statistics, “Recently Release Survey Reports,” GNWT, Accessed November 1, 2021, https://www.statsnwt.ca/recent_surveys/

¹⁸ Northwest Territories Bureau of Statistics, “Recently Release Survey Reports”

2.3 FUTURE HOUSING CONSIDERATIONS

There are currently 665 people registered as KFN Members, with 433 Members currently living off-Reserve.¹⁹ The population on the Reserve is projected to increase by 39 people by 2035.²⁰ The average household size on the Reserve is 3.4 persons.²¹ The community can expect at least **12 additional households** by 2035 due to population growth. Further, the community has an aging population and is expected to have an additional 93 elders in the next ten years, which translates into approximately **44 additional elder households**, or 4.4 households per year.²² When developing new housing, multigenerational housing and flex housing (adaptable housing that can be converted when needed) are recommended.²³

The KFN Lands department identified **17 vacant lots available** and an additional **26 vacant lots already assigned to Members**. Only a few vacant lots are ready for development, most still require lot development. The KFN land law came into affect October 2020, which simplifies the process for Members to acquire land.²⁴ Additionally, KFN is in a Treaty Land Entitlement ‘Land Shortfall’ process that will add 6534 acres of Reserve lands within the next few years.²⁵ Members currently living off-Reserve may be interested in acquiring the land that is identified for residential development.



The Reserve has
17 vacant lots
available for
development



26 additional lots are
already assigned to
members, but require
lot development

New housing built on the Reserve should consider the circumstances facing residents, such as the high unemployment rate of 19.2% and the number of people accessing Income Assistance.²⁶ Further, members have expressed uncertainty with obtaining mortgage financing on-Reserve.

¹⁹ Indigenous and Northern Affairs, “Registered population,” Government of Canada, Accessed October 26, 2021 https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=761&lang=eng

²⁰ Northwest Territories Bureau of Statistics, “Population Projections,” GNWT, Accessed September 22, 2021 <https://www.statsnwt.ca/population/community-projections/>

²¹ Statistics Canada, “Census Profile, 2016 Census, Hay River Dene 1, Indian Reserve [Census subdivision], Northwest Territories [Territory],” Statistics Canada Catalogue no. 98-316-X2016001, Ottawa, Released November 29, 2017, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>.

²² Dillon Consulting, *Seniors Planning Study: A Territorial Seniors Housing Assessment*, Housing NWT, Tabled Document 355-18(3) Tabled on February 26, 2019, https://www.assembly.gov.nt.ca/sites/default/files/td_355-183.pdf.

²³ Dillon Consulting, *Seniors Planning Study: A Territorial Seniors Housing Assessment*

²⁴ Kát’odeeche First Nation, “Kát’odeeche First Nation Land Law,” Accessed November 5, 2021, <https://www.katloodechelcode.com/>

²⁵ Peter Redvers, email message to author, November 5, 2020

²⁶ Northwest Territories Bureau of Statistics, “Hay River Reserve” GNWT, Accessed September 22, 2021 <https://www.statsnwt.ca/community-data/Profile-PDF/Hay%20River%20Reserve.pdf>

3 COMMUNITY DISCUSSIONS



3.1 COMMUNITY ENGAGEMENT METHODS

Community members participated in engagement activities on the Reserve throughout the planning process. The Community Coordinator, KFN staff, and the Housing NWT Community Housing Planning team hosted small group discussions, workshops, one-on-one discussions, interviews, and activities for all ages and members of the community.

Overall, about **77 participants** were counted.



2 Leadership/Committee meetings
11 people participated



1 Elders Meeting
9 people attended



1 community meeting
16 people participated



1 school session
5 youth attended



2 community tours
3 people attended



11 people participated in one-on-one discussions or interviews



4 people participated in home visits



2 housing workshops
18 people attended

When talking to community members, the main questions were asked:

1. What do you like about housing in your community?
2. What could be better?
3. What do you want housing to look like in the future?

Through discussions with community members, the following population groups were identified as having housing need: Elders, young people, people living in private homes, and people experiencing homelessness.

The next section explores the main concerns brought forward by these groups of people.



3.2 PEOPLE IN HOUSING NEED

ELDERS

The Elder population is expected to increase over the next ten years as the population ages. Elders who live on-Reserve typically live in private homes or in small cabins provided at the Judith Fabian Center. Many Elders currently live in homes that require repairs and retrofits. There is a need to support Elders to upkeep their homes and complete outstanding repairs. Providing retrofits to Elders' homes will be important going forward if they are to age-in-place.

“Elders want to stay in their homes.” – Community member

YOUNG PEOPLE

Many young people on-Reserve live with their parents or grandparents. The population is growing and there are few housing options for people. Most houses on the Reserve are single detached units. With limited jobs, seasonal jobs with inconsistent pay, or low wages, affording a single detached unit is often out of reach. There is a need for affordable alternatives for young single people, couples, and small families.

“It’s really hard to find a place here.” – Community member

“There’s no point to even apply for a house.”- Community member

PEOPLE LIVING IN PRIVATE HOMES

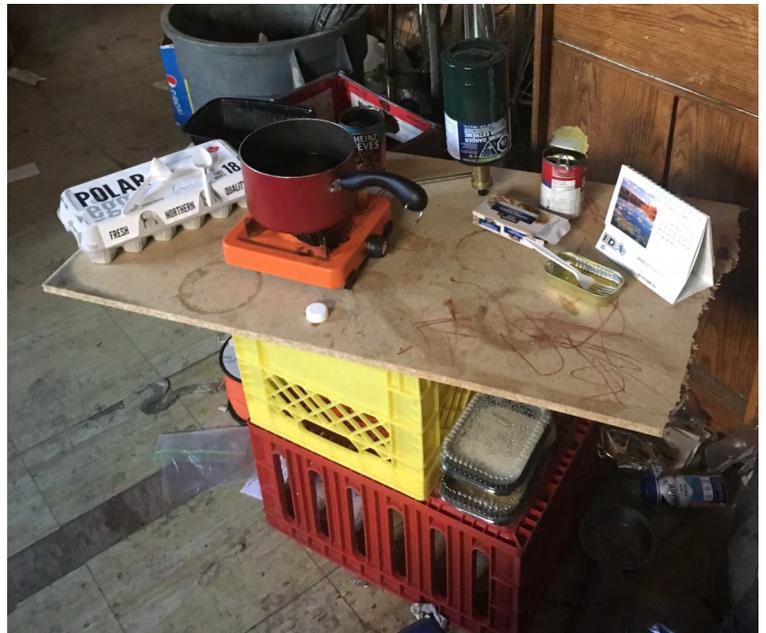
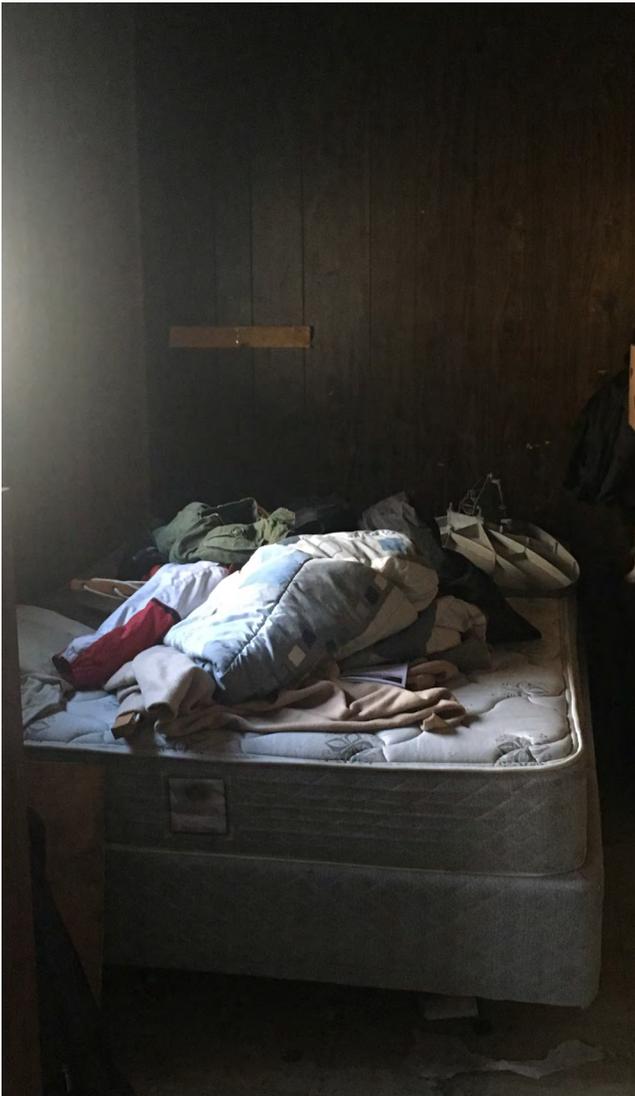
The majority of houses on the Reserve are privately owned. Many houses are in disrepair and accessing housing programs has proven to be a challenge. Finding ways to provide support for home repair and other basic homeowner upkeep is crucial to ensure KFN members are living in safe and healthy homes. Potential homeowners need support in accessing mortgage financing and affordable home insurance. Also, family members of homeowners who have passed away expressed the need for support and a more clear process for transferring the home and dealing with any debt.

“Most homes are in need of major repairs.” – Community member

PEOPLE EXPERIENCING HOMELESSNESS

Many KFN members are experiencing homelessness through couch surfing, living in cabins or tents, or living in abandoned homes. With the 2018 high-rise fire in Hay River, many KFN members are returning to the Reserve to seek housing. Accessing subsidized housing has been a challenge on the Reserve due to limited public housing options and availability. There are no supportive housing options for those struggling with addictions or mental health. KFN has one homeless shelter with two units.

“There are a lot of homeless people and you see them everyday.” – Community member

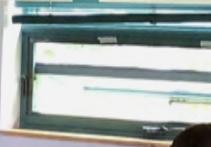


4 COMMUNITY HOUSING PRIORITIES



GUIDELINES

- ★ There are no "wrong" answers
- ★ Everyone will "hear" & be heard
- ★ Everyone has wisdom
- ★ We need everyone's wisdom for the wisest results



4.1 HOUSING WORKSHOPS

In November 2020 and July 2021 Chief Martel, Council, and KFN staff came together in two housing workshops, supported by Housing NWT. The purpose of the workshops was to develop a KFN vision for housing, identify blocks and challenges, establish strategic directions, and develop an action plan for moving forward.



4.2 HOUSING VISION

In the first workshop, the KFN Chief, Council, and staff developed a collective vision for housing on the Reserve. Starting from ideas provided from the community, the group added their insights and ideas to form the vision.

The vision is a forward looking and ambitious statement of what KFN hopes to see happen in the future. This long term vision will guide the community in developing a realistic action plan to achieve its housing goals.

KFN VISION FOR HOUSING

The Kát'odeeche First Nation, with its partners, will seek housing solutions for its members through **KFN driven community-based program governance** to build self-esteem, and take an individualized approach to programs on-Reserve.

KFN will use its Reserve status flexibility to partner on new home **design and construction that meets community needs**.

KFN will support **homeownership training** to encourage self-sufficiency by providing skills training, emergency funding, and community support.

Communication and cooperation with other levels of government will improve mutual understanding and better information sharing.

KFN will advocate for, and invest in **lot development and infrastructure** for new housing and provide services to support **housing for social development**, in particular people with addictions and those returning home after treatment.

KFN will **support its Elders** by creating opportunities to age-in-place, such as an Elder's Village and accessible homes.

4.3 BLOCKS TO THE VISION

The second workshop identified blocks that stand in the way of achieving the community's vision for housing on the Reserve. Starting from challenges identified by the community, the group added their insights and clustered the challenges to form clear blocks.

1 **Process built to create barriers**

Current housing programs have too many barriers, are not based on the community context, and cause people to stop trying. There is no local housing manager to assist community members through the process.

2 **“Pass the buck” mentality, no one is taking responsibility or leadership**

Federal and Territorial responsibility is unclear and there is a lack of communication and understanding. The funding model is not working and there is a need to shift control to the Reserve.

3 **No homeownership support**

Many homeowners face repair issues and lack of support. Homes were not designed for user autonomy or the harsh climate. Homeowner responsibilities are unclear and there is a lack of resources and education for maintenance and training.

4 **Colonial non-flexible system**

There is a legacy of colonialism and ongoing racism in the system. Government programs are paternal and the housing situation is worsening with more and more people facing homelessness or living in substandard conditions.

5 **Lack of houses**

The population on the Reserve is growing and there is a lack of housing. Young people have no options and multiple families are staying under one roof.

The following page explores in more detail the blocks identified by the KFN Chief, Council, and staff.

1 Process built to create barriers

With its Reserve status, the KFN is in a unique position from other communities in the NWT. There is a strong perception among KFN leadership, staff, and members that housing programs do not fit the Reserve context. Communication on available housing programs as well as the different levels of government involved in housing is poor and there is no housing manager on Reserve or Reserve-specific housing programs for the NWT.

2 “Pass the buck” mentality, no one is taking responsibility or leadership

KFN members expressed confusion and frustration over housing jurisdiction on-Reserve. With three levels of government (federal and territorial, and Indigenous) there is no clear understanding on who is responsible for what. KFN members are calling for change and local control of housing programming. KFN is currently in a Recognition of Indigenous Rights and Self Determination process with Canada and the GNWT. These negotiations include governance over on-Reserve housing, specifically whether or not the current Housing NWT model is working or if, as a Reserve with a direct relationship to Canada, another model may be more efficient. With negotiations ongoing, the KFN Housing Plan can focus on things that can be done now to build Band capacity and support future transition.

3 No homeowner support

Adequacy is a major housing problem on the Hay River Dene Reserve. According to the 2016 Census, approximately 40 houses needed major repairs and 50 needed maintenance or minor repair. The housing stock is aging with most homes about 20 to 40 years old, and some close to 60 years old. Many units have no water and just a woodstove for heat. There is not a strong sense of ownership of houses and many people do not have paperwork to prove ownership, leading to unclear homeowner responsibilities. Inability to access repair programs leads to units falling further into disrepair and unlivable conditions.

4 Colonial non-flexible system

KFN members face the legacy of colonialism and ongoing racism within the government system. Housing programs are designed to be paternal and have not shown significant improvement over time. Homes have largely been designed by southern standards and do not promote owner autonomy. There are many barriers to accessing repair programs, like land tenure and home insurance, that are required by government policies.

5 Lack of houses

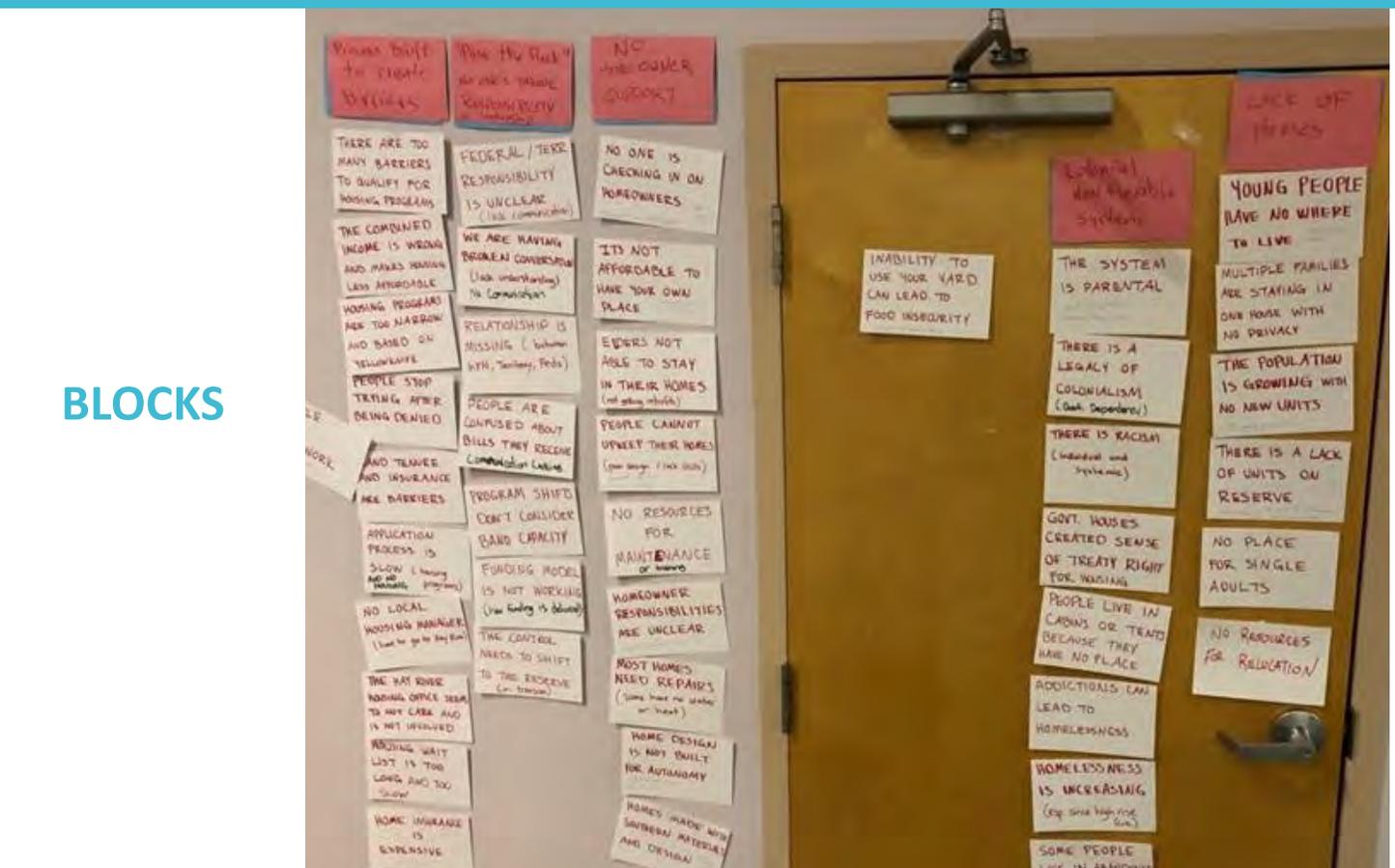
Community members talked about overcrowding in houses and young adults with no alternative housing options. KFN does not have a formal homelessness count, however, there are many people living in overcrowded situations or in cabins in the bush. Some people struggle with addictions or mental health. According to community members, since the Hay River high rise fire, homelessness has increased on the Reserve.

The total population on-Reserve is expected to grow by 39 people by 2035, and the population is aging with an expected 93 additional elders over the next ten years. These estimate numbers do not account for members returning home from other areas of Canada. Also, KFN is considering a proposed membership code that would give KFN the authority to add members to its First Nation. If the proposed code is ratified through a referendum, there could be an increase in membership resulting in more individuals having the right to building housing on Reserve Lands, contributing to future housing needs.





VISIONING



BLOCKS

4.4 STRATEGIC DIRECTIONS

The third workshop identified strategic directions to get around the blocks to achieve the vision. The group brainstormed solutions to create a way forward. These strategic directions are the foundation of the action plan or pathway to improving the housing situation on the Reserve.

1 Creating our own processes with clear responsibilities on all sides

Re-design the housing system to control our own housing and for federal and territorial governments to understand their fiduciary obligation. Develop a housing society with KFN based policies and a housing manager.

2 Self Sustaining Sombah—the “triple ‘S’ system”

Obtain core funding based on needs to develop KFN -ed programs and bank loans. Develop housing assessments, repairs, and new houses using local assets.

3 Udaa gogha ahsj ts'ehtsj “building for the future”

Increase skilled staff and resources by implementing KFN training program, teaching basic home repair skills, and implementing trades in high school. Build capacity and confidence.

4 Building in both worlds “old and new”

Use both traditional ways and modern technologies to develop housing to address everyone’s needs (single units, seniors housing, transitional housing, and a shelter). Take a holistic approach to social issues.

5 Energy efficient, self-sustaining homes

Design homes with energy efficiency, such as solar panels and off grid systems. Build homes with sweat equity and materials to last 40+ years.

6 Dene way “traditional economy”

Work together in collaborative partnerships, use community barter system and start a recycle material exchange program.

The following page explores each strategic direction in more detail.

1 Creating our own processes with clear responsibilities on all sides

Re-designing the housing system to control policies and processes was identified as a key way forward. Along with the need for clear responsibilities for government, including federal and territorial fiduciary obligation. The first step in moving toward KFN-based policies is to develop a housing society with a housing manager. Discussions between Housing NWT District staff and KFN are ongoing to create this position. Once established, this position can work closely with a KFN-identified Housing Society.

2 Self Sustaining Sombah “triple ‘S’ system”

The “triple ‘S’ system” is the idea of sustainable money flowing into and within the Reserve. Ensuring sufficient core funding based on needs is required to develop ongoing KFN-led programs and bank loans. Once this funding flow is established, the KFN can allocate its resources. Before core funding is negotiated, the KFN can seek funding through project proposals. Data on housing needs can be tracked through the Housing Needs Assessment, and updated every few years. Local assets and resources can be used for new builds and repairs to keep employment and funding on the Reserve.

3 Udaa gogha ahsj ts’ehtsj “building for the future”

“Building for the future” is the idea of training the next generation and preparing for a sustainable future. More skilled workers can be trained by implementing a KFN training program, teaching basic home repair skills, and implementing trades in high school. These efforts can help build capacity and confidence.

4 Building in both worlds “old and new”

KFN members recognize there are two world, the “old and new.” It is possible to value traditional ways of life and use modern technologies. Housing is not a one-size fits all but a spectrum of unique needs. From single units, housing for Elders, transitional housing, and emergency shelter, everyone deserves a place to live. KFN members value a holistic approach to social issues, such as providing programs to support single mothers and working with people who have addictions.

5 Energy efficient, self-sustaining homes

Many houses on-Reserve are in need of major repairs. KFN members discussed issues with the home design and construction on-Reserve that does not consider the context. There is a desire to see houses designed to last 40+ years and include energy efficiency technologies, such as solar panels and off grid systems. Further, KFN members want the opportunity to participate in building homes with sweat equity.

6 Dene way “traditional economy”

The Dene way “traditional economy” refers to the sustainable practices of Dene people and the barter system. There is a need to work together in collaborative partnerships to address housing issues. One example of a more sustainable practice is to start a recycle material exchange program to allow locals to trade resources.



SOLUTIONS

Lightning Bolt: Re-design the process (housing system)

Rectangle: Core Funding based on 4 year ^{based based} planning _{population}

Spiral: More skilled staff and resource people (ex. Housing Programs)

Circle: Tiny Homes / Single Units

Triangle: Homes designed to last 40+ years (with energy efficiency)

Square: Barter System

Other Notes:

- Develop a Housing Society Membership/Mini Board Policies + Procedures...
- Reserves should have own program criteria
- Federal Government Test to understand funding obligation (Treaty)
- Control our own home housing jurisdiction
- Finding resources, funding and hiring own housing manager
- Self-gov't jurisdiction on housing
- KFN Market housing for professionals (doctors, staff) (# Revenue)
- More Communication -> having person to work in the community
- Bank Loans
- KFN-led repair program
- Learning basic home repairs + maintenance
- Implement trades program in high school and (ex. carpentry, electrical, outside)
- Seniors housing (Elders) Affordable - round - stick built ("log") - single units
- More energy efficient homes (Solar panels)
- off the grid systems (not relying on Northwest, water trucks)
- Build own homes/sweat equity
- Recycle Material Exchange Program
- Need to work together
- Work with Agency collaboration partnership
- New homeless Shelter
- Old school log homes, tiny homes
- Resources/programs to support single mothers
- Work with people who are homeless and with addicts (supports on Reserve) -> counselor
- Holistic approach on social issues (addictions - housing + physical, mental, infrastructure, spiritual, cultural)
- transitional housing - after care (jail, treatment) Homelessness
- Be accountable for own housing programs
- Economic Growth - lending program KFN Based
- Build our own houses using our own tools
- Housing assessments
- Housing Specialist (division)
- COMMUNITY INFORMATION EXCHANGE
- Certified Skilled People in the Community
- Cultural Awareness Workshop/training
- Real Estate Agent (training) - school kids
- Education on homeowner management
- STANDARDS OF TRANSITION
- BUILD CAPACITY & CONFIDENCE

DIRECTIONS

CREATING OUR OWN PROCESSES w/ CLEAR RESPONSIBILITIES ALL SIDES

BUILDING IN BOTH WORLDS "OLD AND NEW"

SELF SUSTAINING SOMBAH "TRIPLE 'S' SYSTEM"

DENE WAY "TRADITIONAL COMMUNITY"

Udaa gogha ahs! tsehts! "Building for future"

Energy Efficient Self-sustaining home

5 ACTIONING THE PLAN

STRATEGY →

JULY →
SEPT

OCT →
DEC

JAN →
MARCH

CREATING OUR OWN PROCESSES
w/
CLEAR RESPONSIBILITIES
ALL SIDES

1. Take responsibility for our own housing program

2. Clear and precise goals

3. Policies and Procedures developed with leadership

4. C...
w...

BUILDING IN BOTH WORLDS
"OLD AND NEW"

1. Research housing models (target groups)

2. Create criteria for houses

3. Blueprints and estimator (home design)

4. Use
Saw...

Udaa gogha
ahs! tsehts!

"Building for future"

① LEADERSHIP + HOUSING WORK TOGETHER

① FIND ADEQUATE FUNDING FOR TRAINING (ex. proposal writing)

① CREATE HOUSING COMMITTEE

ADULT EDUCATION HOUSING TRAINING
-carpentry, plumbing, elec
-certification
-built example house
-property mgmt. course

② Workshops for basic home repairs + maintenance (Adult Education)

④ LOOK INTO WOOD STOVES, SOLAR, WATER/SEWER SYSTEMS

Energy Efficient
Self-sustaining
home

5.1 MOVING FORWARD

An Action Plan was developed to guide and track the progress of the KFN Housing Plan. The Action Plan, found in Appendix A, provides a suggested five year timeline to accomplish the goals and actions to improve housing on the Reserve. The KFN will lead the implementation, in coordination with Housing NWT and other partners.

The final stage of the housing planning process is to adopt the plan. Once adopted, Housing NWT will work alongside the KFN to implement the goals and actions identified in the plan.



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