

West Point First Nation

Community Housing Plan

2023-2028



Acknowledgements:

This draft Plan was produced by PlanIt North, written by Sophie Maksimowski and Christine Wenman in collaboration with the Community Housing Coordinator, Devon Felker. Development of this report and the community housing plan was funded by Housing NWT. Funding was also provided by the Canada Mortgage Housing Corporation to support hiring the Community Housing Coordinator.

We would like to acknowledge the contributions of Chief Cayen, Council, staff and community members who participated in the community engagement sessions. Thank you for sharing your time, insight, and experience.



Contents

Executive Summary	iii
Plan at a Glance	iii
1. Introduction.....	1
1.1 Community Context.....	1
1.2 The process of creating a Community Housing Plan.....	1
The Housing Plan Process	2
2. Housing Plan.....	2
2.1 Vision	2
2.2 Principles.....	2
2.3 Goals	3
Goal 1: Ensure that West Point First Nation Members' homes are safe, suitable, and comfortable	3
Goal 2: Build community capacity for home construction, repairs, and maintenance	4
Goal 3: Plan new housing for Elders and for Members returning to the community	4
Goal 4: Establish partnerships and processes to support housing improvements and the creation of new housing ..	6
3. Housing Action Plan.....	7
3.1 Priority Repairs Work Plan	7
3.1.1 Elders' Home Repairs.....	8
3.1.2 Complete Additional Home Repairs Needed	8
Appendix A: WPFN Housing Action Plan	1
Goal 1: Ensure that WPFN Members' homes are safe, suitable, and comfortable	1
Goal 2: Build community capacity for home construction, repairs, and maintenance.....	1
Goal 3: Plan new housing for Elders and for members returning to the community	2
Goal 4: Establish partnerships to support housing improvements and the creation of new housing.....	3
Appendix B: WPFN Priority Repairs Work Plan and Costing Estimate	5
WPFN Home Repairs Budget.....	5
Priority 1: Detail of Elders' Home Repair Needs	5
Priority 2: Detail of Other Home Repair Needs.....	6
Additional Work Required (out of scope of Priority Repairs Work Plan).....	6

Executive Summary

This Plan presents opportunities to improve housing for West Point First Nation (WPFN) members resident in Hay River, Northwest Territories. The Plan is informed by desktop research, meetings with Chief and Council, meetings with community members, and a community housing survey.

Most WPFN residents are experiencing issues with housing adequacy, affordability, and suitability. In particular, many homes require major repairs. A work plan to guide home repairs is included, and is informed by assessments completed for each of the 17 privately owned homes in the community. These homes are primarily located on Vale Island and in the West Channel.

As Vale Island and the West Channel flood frequently, WPFN is also prioritising flood mitigation and resilience.

Other community priorities include:

- increasing local capacity for housing care and maintenance,
- supporting home energy retrofits,
- expanding access to homeowner funding programs, and
- developing new housing for members, including housing and housing modifications for Elders.

Plan at a Glance

The Plan consists of 4 goals:

- 1) Ensure that West Point First Nation members' homes are safe, suitable, and comfortable.
- 2) Build community capacity for home construction, repairs, and maintenance.
- 3) Plan new housing for youth, Elders and for members returning to the community.
- 4) Establish partnerships to support housing improvements and the creation of new housing.



1. Introduction

West Point First Nation (WPFN) collaborated with PlanIt North to develop a housing needs assessment and community housing plan in 2022/23. The West Point First Nation Community Housing plan provides a roadmap for the First Nation to collaborate with partners to address prioritized housing needs over five years. It was developed with funding from Housing NWT.

1.1 Community Context

The community of West Point First Nation (WPFN) is located on Vale Island, which is within the Town of Hay River, Northwest Territories. WPFN members' homes are primarily on Indian Affairs Branch (IAB) lands on Vale Island, and on privately owned and leased lands in the West Channel. WPFN membership is approximately 100 people. West Point members live on Vale Island (12 members) and in the West Channel (25 members). Other members live nearby in the Town of Hay River (23 members) and the K'atl'odeeche First Nation (KFN) Reserve (3 members), or elsewhere in the NWT, Alberta, and other Canadian provinces (24 members). WPFN has a Chief, Council and Band Office with a small staff (3 members). The Town of Hay River provides municipal programs and services for WPFN members.

West Point was recognized as a distinct First Nation in 1993. Before 1993, most West Point First Nation members were members of the K'atl'odeeche First Nation, Deh Gáh Got'jé First Nation, or Ka'a'gee Tu First Nation. Volunteers formed the West Point Dene Band Society because West Point people were not living close to the First Nation where they had membership and they found that their voices and concerns were not always heard. The West Point First Nation grew out of this Society, taking on additional responsibilities over time. Now the First Nation has identified the need to address land and housing issues. WPFN leadership maintains that access to housing is a treaty right that has gone unfulfilled. Access to adequate, affordable housing must be protected under Section 35 of the Constitution Act, 1982 and through implementation of the *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)* Act, 2021. Articles 21 and 23 of the UNDRIP Act recognize the right to housing for improving socio-economic conditions and the right to self-determination of housing development and housing programs.

1.2 The process of creating a Community Housing Plan

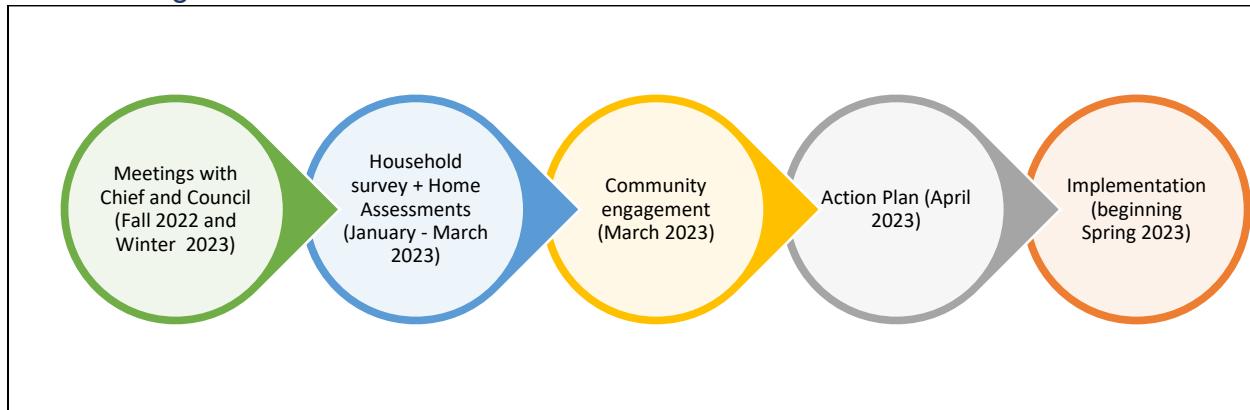
With PlanIt North, the community first drafted the Housing Needs Assessment, which articulates a detailed overview of West Point First Nation housing, specifying: relevant demographics and socio-economic information; housing conditions; access to programs; design considerations; and community aspirations. It presents findings from meetings and data collected through the community survey about West Point First Nation's housing stock and needs.

Both the Community Housing Plan and the Needs Assessment were informed by meetings with Chief and Council and a community survey completed with 15 households in late 2022 and early 2023. Two community engagement sessions were held in March 2023 to validate data, discuss gaps in housing information, and understand members' wishes for their housing. Housing NWT staff also participated in community housing engagements with West Point First Nation in October 2022 and March 2023.



The Housing Plan presents goals and objectives grounded in members' values and vision for the future of housing. An action plan approved by Chief and Council lays out a sequenced pathway to achieving that vision.

The Housing Plan Process



2. Housing Plan

2.1 Vision

In the next 5 years WPFN will have effective partnerships to collaborate with Hay River organizations to improve housing for its membership in Hay River. The community will have greater knowledge of and access to housing programs and funding to support home repairs and other housing projects. WPFN homeowners will have increased capacity for home repairs and maintenance. At least one member will be on a mentored track to achieving journeyed status in one or more of the construction trades. Major home repairs will be complete for WPFN homes, and members will experience improved safety and wellness in their homes. WPFN will have a plan for the development of new, affordable homes, with an emphasis on Elders, youth, and members who are returning to the community.

2.2 Principles

The following principles of WPFN will guide the development and implementation of the housing plan:

- Housing is a treaty right
- Housing should be affordable for all
- Partnerships are key to success
- Strong culture is a foundation for wellness
- Care for Elders is paramount
- Members work together and support one another as a community
- Residents take pride in their homes
- The community is committed to transparent operations and clear communications



2.3 Goals

The following priorities make up the Community Housing Plan:

- 1) Ensure that West Point First Nation members' homes are safe, suitable, and comfortable
- 2) Build community capacity for home construction, repairs, and maintenance
- 3) Plan new housing for youth, Elders and for members returning to the community
- 4) Establish partnerships to support housing improvements and the creation of new housing

Each goal is described in more detail, along with specific objectives. More detailed strategies are itemized in the action plan (Appendix A).

Goal 1: Ensure that West Point First Nation members' homes are safe, suitable, and comfortable

Goal 1 background:

WPFN residents are prioritizing home repairs. In January and February 2023, Arctic Canada Construction Ltd. (ARCAN) was retained to complete assessments of the 17 privately owned homes in the community. There are WPFN households that rent housing in Hay River from Housing NWT or other private landlords; these households were not included in the assessments. The home assessments provide a guide for priority WPFN home repairs on Vale Island and the West Channel and inform a work plan for the identified repairs and upgrades. West Point First Nation leadership has chosen to prioritize work on Elders' homes, as well as other urgent repairs to ensure the safety and wellbeing of WPFN members.

WPFN will utilize secured funding from Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC) to complete priority home repairs and upgrades, leveraging the funds to secure additional resources to complete the full work plan. The work will be led by the Housing Coordinator with outsourced support to manage the repair contracts.

WPFN members are interested in innovative building materials and techniques that improve the quality of homes, reduce maintenance and energy requirements, and improve the quality of living for their members. Arctic Energy Alliance (AEA) provides rebates for home energy retrofits such as wood and pellet stoves, building envelope upgrades, and energy efficient water heaters and can therefore support repairs that contribute to reduced greenhouse gas emissions. Many residents would like to incorporate wood and pellet stoves (with solar battery back-up as needed) to their home's heating system because power outages are common and therefore raise safety concerns.

Goal 1 objectives:

- 1.1 Complete all repairs and upgrades on WPFN privately owned homes within five years.
- 1.2 Raise sufficient funds through partnership agreements to complete the full scope of work identified in the condition assessments.
- 1.3 Reduce home operation costs by improving building envelopes, incorporating biomass heating systems and upgrading to efficient furnaces and water heating systems.
- 1.4 Improve the flood resilience of WPFN members' homes.



Goal 2: Build community capacity for home construction, repairs, and maintenance

Goal 2 background:

WPFN hired a member to support coordination of the housing needs assessment and community housing plan. This Community Housing Coordinator Trainee is interested in the construction trades and would like to improve their knowledge and skills through trades certification and apprenticeship. The Trainee will therefore work alongside contracted professionals and crews in completing housing repairs and upgrades. By doing so, the trainee will learn to understand and follow jobsite safety precautions, learn about basic home maintenance and repairs, and gain experience coordinating housing repair projects. The Town of Hay River is home to several trades construction and other contracting businesses, entities that will be key partners in the successful implementation of home repairs and associated training and mentorship of the Housing Coordinator.

The community is also interested in broader mentorship opportunities to support members in accessing pathways to trades training and development to build home maintenance and repair capacity. There is interest in the Housing Maintainer Apprenticeship Program offered through Housing NWT. Graduates of the housing maintainer program are skilled in minor carpentry, plumbing, and drywall repairs in addition to annual home maintenance¹.

WPFN leadership sees its Development Corporation, Ts'euh Nda Development Corporation, as a vehicle through which to develop community opportunities in the construction trades. It plans to re-establish and grow its development corporation to create opportunities to participate in housing projects. As a separate entity from the First Nation, the Development Corporation will be able to support community economic development opportunities related to housing, such as land acquisition and development, home construction, and rental.

Goal 2 objectives:

- 2.1 Strengthen skills and formal training and education opportunities for the Community Housing Coordinator in home construction and repairs.
- 2.2 Support WPFN members to access training as Housing Maintainers and other certified trades persons.
- 2.3 Grow WPFN's Development Corporation to be engaged in projects to repair and renovate homes and build new housing.

Goal 3: Plan new housing for youth, Elders and for members returning to the community

Goal 3 background:

¹ This trade is not recognized outside the NWT and Nunavut, though GNWT ECE reported working towards recognition of this trade in Alberta as well.



WPFN leaders and other members indicated a need for housing for elders and members returning to the community. There is a severe shortage of housing in the community and limited availability of land for development. More broadly within the Town of Hay River, there is a lack of suitable development-ready land and affordable housing. The Town of Hay River identified diversification of new housing supply and development of housing for seniors as objectives in a 2023 5-year strategic community housing plan. In late 2022, K'átl'odeeche First Nation also completed a strategic housing plan which identifies new housing for young people and for seniors as key objectives.

There are 17 WPFN Elders, many of whom live on Vale Island, in the West Channel, or elsewhere in the Town of Hay River. There is no purpose-built housing for WPFN Elders or housing suitable for seniors on Vale Island or in the West Channel, and there is a shortage of housing for seniors more broadly in the Town of Hay River.

There are other members, particularly young people, who are unable to find homes due to a lack of housing, and others who are struggling with addictions and require treatment and supportive housing. WPFN leadership and members envision a group home program to help people transition from addictions and/or other challenges into their own home. The Town of Hay River has identified establishment of permanent transitional housing as an objective in the 2023 Hay River Strategic Housing Plan.

WPFN wants to create new affordable housing for members, and in particular young people, who do not have homes and are living with extended family members. Some WPFN members have been displaced from their homes due to flooding and fires. Additionally, the community believes a portion of WPFN members living outside of West Point First Nation would wish to return to reside in the community if there were adequate housing. Community members identified a need for starter homes for young couples, single persons, and families.

More information is required to project the precise number of new units that should be pursued by WPFN for Elders, community members returning to town, and vulnerable/unhoused members. Community Elders should be engaged directly to understand what types of housing they need with appropriate home designs and supports. WPFN members outside the community should be surveyed to understand the demand for returning to the community. There is also a need to further clarify the types of programming needed to support members who are without housing and those who need addictions and healing supports.

WPFN is interested in securing land and funding to develop a small number of homes suitable for Elders that could also act as temporary housing for members in need of transitional housing. One type of housing to consider are one similar to the Flex Home single bedroom modular units which KFN procured from Eagle Building Solutions in Grande Prairie.² There may be opportunity to partner with the Town of Hay River and/or KFN in these housing projects. Housing NWT, the Canada

² CBC. August 6, 2021. Dene Nation partners with Alberta company to build affordable modular homes. Accessed March 9, 2023: <https://www.cbc.ca/news/canada/north/dene-nation-alberta-company-affordable-modular-homes-1.6131525>. This company has since closed.



Mortgage and Housing Corporation (CMHC), and other potential partners should be engaged to determine possible funding and collaboration opportunities.

Goal 3 objectives:

- 3.1 Construct small homes or a 4-bedroom home for Elders and other members in need.
- 3.2 Connect unhoused members to transitional housing unit(s) and supportive programming.
- 3.3 Further develop a plan for new affordable housing for members, detailing the number and type of homes targeted.
- 3.4 Develop a process to identify future community lands and other flood risk mitigation.

Goal 4: Establish partnerships and processes to support housing improvements and the creation of new housing

Goal 4 background:

For many in the Northwest Territories accessing Housing NWT homeownership programs and other funding supports is the only way to afford the costs of maintaining a home. This is true for members of West Point First Nation but few have been able to access Housing NWT programming. Over the last 10 years, only 6 WPFN households in Hay River have accessed homeowner repair programs. Strengthening a partnership with Housing NWT and increasing awareness of and access to Housing NWT programs is therefore a WPFN priority.

Housing NWT is undergoing a strategic renewal which includes review and evaluation of its programs and guiding policy. A renewal strategy for Housing NWT was released in November 2021 and included commitments to partner and engage more deeply with Indigenous governments. Over the past two years Housing NWT has made changes to its funding program eligibility requirements to increase accessibility for homeowners. Further changes to programs and guiding policy are forthcoming in fiscal years 2023-2024 and 2024-2025. One change in 2023/2024 is that Housing NWT's major repair program is now targeted to senior homeowners (age 60 and over). Financially supporting the development of this housing plan is a reflection of Housing NWT's desire for improved relationships with communities.

WPFN leadership and staff will continue to strengthen their relationship with Housing NWT's South Slave District Office (SSDO) and partners such as Arctic Energy Alliance (AEA). These partners can support WPFN to increase access to homeownership and repair programs and other funding and capacity building opportunities. WPFN will also identify opportunities for partnership and collaboration with the Town of Hay River and K'atło'deeche First Nation (KFN). These partners may also have a role in identifying and supporting economic development opportunities related to housing through the Ts'euh Nda Development Corporation.

Goal 4 objectives:

- 4.1 Collaborate with Housing NWT South Slave District Office, Arctic Energy Alliance, and other partners to increase access to home repair programs.



- 4.2 Work with the Town of Hay River and K'atlodeeche First Nation to identify alignment of housing objectives and opportunities for collaboration.
- 4.3 Establish a housing board with staff and key partners to support plan implementation and periodically review implementation progress³.

3. Housing Action Plan

A West Point First Nation Housing Action Plan has been developed to support implementation of the community housing plan. WPFN will monitor and track progress on the housing action plan to ensure that the community is achieving the housing priorities identified through the planning process.

The action plan is a living document and will be updated as changes are needed over time and progress is made to implement the housing plan. The Action Plan includes a timeline for the work required and lists potential partners and resources for WPFN to consider.

A detailed Housing Action Plan is provided in Appendix A.

Year 1 (April 1, 2023 – March 31, 2024) was a planning and fundraising year with progress to implement home repairs in summer 2023 delayed by lack of contractor availability and 2 wildfire evacuations. Section 3.1 describes the scope of work for the priority home repairs for Year 2 (April 1 2024 – March 31, 2025), Year 3 (April 1, 2025 – March 31, 2026), and Year 4 (April 1, 2026 – March 31, 2027).

A summary of the housing assessments and projected costing is provided in Appendix B.

b.1 Priority Repairs Work Plan

The priority repairs work plan scopes repairs recommended for each year based on the 17 home assessments completed in early 2023. CIRNAC community infrastructure funding will be used to fund a significant portion of these home repair projects over the two-years. Additional CIRNAC funding will be applied for and bundled, for example, through the Northern Responsible Energy Approach for Community Heat and Electricity program (Northern REACHE program) which funds community renewable energy and energy efficiency projects, and related capacity building and planning. Other funding will need to be secured (e.g., through contribution funding agreements) with the GNWT (e.g., Housing NWT) and federal funding agencies such as CMHC, ISC, NRCAN and ESDC. Non-governmental funding programs such as Arctic Energy Alliance's woodstoves and home energy rebates programs will also be explored to subsidize the costs of homeowner energy saving repairs and retrofits. Dedicated project management funding is also needed to support planning and coordination for the home repairs program and to ensure learning and mentorship opportunities for the Community Housing Coordinator Trainee.

Both CIRNAC REACHE and NRCAN's Greener Homes program provides funding to Indigenous communities to undertake home energy audits. In year 1, NRCAN-licensed energy audits were completed for 12 homes and the WPFN band office building (5 of 17 homeowners opted out of a home energy assessment). The energy audit reports will be used to leverage funding and rebates for

³ This may be achieved through participation in a broader committee also tasked with implementing the Hay River Housing Plan.



building envelope repairs in years 2 and 3. Stabilization of homes through leveling and addressing other structural foundation issues will be sequenced first, as required.

b.1.2 Elders' Home Repairs

The repairs in year 2 of the workplan (April 1, 2024 – March 31, 2025) prioritize **repairs needed to Elders' homes⁴ (6 of the 17 homes assessed) at a total estimated cost of \$439, 500** (excluding contingency and project management support). See Appendix B for a detailed costing estimate. This includes an estimated \$187, 100 in electrical, plumbing, and furnace/heating system repairs and replacements to meet necessary building code requirements and other basic standards for health and safety, such as sanitation. Homes #4 and #15 require new sewer tanks and one home is not currently connected to a sewage collection and disposal system. Home #15 requires an estimated \$6,500 in materials and trades contracted support to remove mould, re-drywall, and improve home ventilation systems to prevent regrowth. The Elders' home repairs also include an estimated \$252,400 in repairs and upgrades to home structural components and building envelopes to improve building energy efficiency and comfort, such as replacing deficient windows and doors, improving insulation and sealing around windows, and completing roof repairs.

Six of the 17 assessed homes (3 Elders' homes and 3 other WPFN homes) require installation or replacement of woodstoves and/or chimneys. Direct funding partnerships with AEA and CIRNAC REACHE is supporting procurement and subsidy of materials, contractors, training, and project management needed for these 6 woodstoves in 2023-2024 and 2024-2025. Materials and labour is estimated at approximately \$30,000 for Elders homes, and another \$30,000 for the other 3 homes. See Appendix B for details.

3.1.2 Complete Additional Home Repairs Needed

In years 3 and 4 (April 1, 2025 – March 31, 2026 and April 1, 2026 – March 31, 2027) remaining home repairs and upgrades can be advanced for home interior components and access, as well as home structural components, and building envelope upgrades. The **subtotal repair costs for remaining 11 homes is \$864, 700** (excluding contingency and project management support). To the extent possible, these repairs should be sequenced by component type to streamline work orders and achieve cost saving efficiencies.

Several of the 11 remaining homes not owned by Elders may require immediate repairs to address health and safety issues which should be advanced in year 2. Two homes in the community require home repairs and modifications to construct wheelchair ramps and complete other accessibility feature upgrades needed for household members living with a disability/mobility issue. Home #12 requires an initial estimate of \$50,000 in accessibility upgrades and home #13 requires an estimated \$17,500 in accessibility upgrades.

Essential components requiring repair or replacement include furnaces and boilers (estimated \$62,400); water heaters (estimated \$16,000); fuel tanks and stands (estimated \$40,000); water tanks and pumps (estimated \$17,000); and sewer tanks and lines (\$60,500). Additionally, there is an estimated \$68,200 of work required to address electrical safety issues within these homes. Further

⁴ Elders are the primary owners or occupants of these homes. These Elders are age 60 and over, meeting Housing NWT's definition of a senior.



scoping and review with homeowners and contractors may be needed to determine prioritization of these various repair needs (e.g., through creation of a housing board).

There is an estimated \$131,400 in repairs to improve home insulation, air sealing, exterior doors, and windows. It is to be confirmed the extent to which the home energy audits can be leveraged to secure rebates for energy-saving home improvements.

Another key item identified for further consideration in year 2 or 3 is excavation and graveling work needed to support site drainage by creating a negative grade away from houses. The estimate for this work, which is required for 15 WPFN homes, is an additional \$450,000 (excluding contingency and project management support). This work is to help mitigate recurrent flooding WPFN members experience in their homes on Vale Island and in the West Channel. WPFN will work with the Town of Hay River and MACA to confirm the remaining scope of work for lot regrading following Town graveling and house relevelling (funded through MACA), that was to be completed in spring and summer 2023 but may have been delayed due to community evacuations.

Further details on the home component condition ratings and recommended repairs specified for each home are provided in the home assessment conditions report, prepared by ARCAN (see Appendix B). Additional scoping by a contracted project manager will confirm the actual costs for the materials and labour, as well as project management, training, and administration support required.

Note: Excluded from the priority repairs work plan are repairs for interior stairs, flooring, interior walls/ceilings that do not pose immediate health and safety issue, interior doors, cabinets, counters, closets, painting, and replacement of any home appliances (which were not part of the assessment e.g., for safety considerations). ARCAN has completed a separate cost estimate for home flooring, drywall, paint, and cabinetry repairs inside homes. This estimate for all homes totals **\$318, 850**, (excluding contingency and project management support). Scoped into this estimate are the costs of homeowner fire extinguisher replacements required for home safety (estimated cost of \$3, 850). WPFN will be following up directly with the Town of Hay River fire department for support with fire extinguisher replacement.



Appendix A: WPFN Housing Action Plan

The Housing Action Plan provides a high-level description of actions needed over a five-year term to achieve each goal and priority in the housing plan. More detailed planning discussions will need to occur between WPFN and identified partners to achieve these actions. Partners may include other governments (Indigenous, municipal, territorial, and federal), the private sector (businesses and industry), and community non-profit groups.

Goal 1: Ensure that WPFN members' homes are safe, suitable, and comfortable

- 1.1 Complete all repairs and upgrades on WPFN privately owned homes within five years.
- 1.2 Raise sufficient funds through partnership agreements to complete the full scope of work identified in the condition assessments.
- 1.3 Reduce home operation costs by improving building envelopes, incorporating biomass heating systems and upgrading to efficient furnaces and water heating systems.
- 1.4 Improve the flood resilience of WPFN members' homes.

No.	Action	Lead	Potential Partners and Resources	Timeline (fiscal year cycle)					
				Ongoing	23/24	24/25	25/26	26/27	27/28
i.	Develop home repairs budget and work plan; update and maintain over course of repairs project	WPFN	Hay River contractors	✓	✓				
ii.	Hire contractor and crew to complete renovations of Elders' homes and other urgent repairs that address safety and accessibility issues	WPFN	Hay River contractors		✓	✓			
iii.	Engage Gonezu Energy ⁵ in Fort Providence to confirm status of energy advisor training program and explore opportunities for WPFN members to participate in this training	WPFN, Housing Coordinator	Gonezu Energy, NRCAN		✓				
iv.	Create housing board to prioritize and streamline home repairs and other housing projects	WPFN	Housing NWT, Town of Hay River	✓	✓				
v.	Identify yearly funding gaps and pursue contribution funding agreements to complete repairs and provide ongoing project management and administrative support; host housing partners meetings as needed	WPFN	CIRNAC REACHE, AEA and NRCAN rebates programs, Housing NWT, CMHC, NWTAC, MACA, ITI		✓	✓	✓	✓	✓
vi.	Seek NRCAN funding to conduct home energy audits. Refine home repair budgets in light of funding opportunities related to energy rebates.	WPFN, Housing Coordinator	AEA South Slave Office, NRCAN		✓	✓			
vii.	Work with homeowners, contractors, and partners to scope additional home repairs to initiate in 2024/25	WPFN, Housing Coordinator	Housing NWT home repair programs, AEA rebate programs		✓				
viii.	Hire contractor and crew to complete other necessary home repairs to upgrade building envelopes	WPFN, Housing Coordinator	Hay River contractors				✓		
ix.	Review regrading work needed at 15 assessed homes (estimated cost of \$450,000) and whether house releveling and Town graveling in summer 2023 mitigate need for further grading and drainage work	WPFN	Town of Hay River, GNWT MACA, Indigenous Services Canada			✓	✓		
x.	Request support from Town of Hay River fire department or Housing NWT with fire extinguisher replacements (needed for almost all 17 homes assessed in 2023)	WPFN, Housing Coordinator	Town of Hay River, Housing NWT		✓				
xi.	Support WPFN homeowners to identify and meet requirements to obtain home insurance, consider coverage for floods	WPFN	Town of Hay River, MACA			✓			
xii.	Undertake home air sampling for mould	WPFN	Hay River contractors			✓			
xiii.	Research green energy home construction and retrofits including heat recovery systems, wind turbines, solar, cold climate air source heat pumps and identify pilot program opportunities	WPFN	AEA, NRCAN				✓		

Goal 2: Build community capacity for home construction, repairs, and maintenance

- 2.1 Strengthen skills and formal training and education opportunities for the Community Housing Coordinator in home construction and repairs.
- 2.2 Support WPFN members to access training as Housing Maintainers and other certified trades persons.
- 2.3 Grow WPFN's Development Corporation to be engaged in projects to repair and renovate homes and build new housing.

No.	Action	Lead	Potential Partners and Resources	Timeline (fiscal year cycle)					
				Ongoing	23/24	24/25	25/26	26/27	27/28
i.	Secure annual funding for Housing Coordinator role	WPFN	CMHC (HIIY program), Housing NWT		✓	✓	✓	✓	✓
ii.	Regularly review home repairs and other housing project work plans to identify opportunities to hire and train community members and interested homeowners in	WPFN, Housing Coordinator	Hay River contractors, Ts'euh Nda Development Corporation		✓	✓	✓		

⁵ Cabin Radio. October 13, 2022. New program will train Indigenous energy advisors in NWT. Accessed May 11, 2023: <https://cabinradio.ca/107059/news/environment/new-program-will-train-indigenous-energy-advisors-in-nwt/>.

	specific repair and community improvement projects (e.g., community arbour, culture camp, greenhouse and garden)							
iii.	Develop personal development and training plan to prioritize training and education opportunities for the housing coordinator (i.e., Aurora College Carpentry Apprenticeship Program)	WPFN (Housing Coordinator)	ECE, Aurora College	✓				
iv.	Develop and maintain list of band members with experience and qualifications in home repairs (including members living outside NWT) and identify barriers and opportunities for further training and certification (e.g., pre-apprenticeship programs, Housing Maintainer Program)	WPFN (Housing Coordinator)	ECE, Aurora College	✓				
v.	Retain journeyperson carpenter and other trades professionals on contract basis to work with and mentor the Community Housing Coordinator Trainee while completing home repairs (years 1-3)	WPFN, Housing Coordinator	Hay River contractors		✓	✓	✓	
vi.	Plan for re-establishment of the WPFN Development Corporation and identify potential workshop locations, governance and administration roles and responsibilities as well as training and program development needs for housing plan implementation; seeking funding	WPFN – Economic Development Officer	Town of Hay River, KFN, ITI, CANNOR	✓	✓			
vii.	Connect with SRFN to learn about their sweat equity home construction project and confirm programming opportunities for WPFN	WPFN	SRFN; Housing NWT		✓			
viii.	Identify resources to support homeowners in completing regular home maintenance and connect homeowners with these resources.	WPFN	Housing NWT			✓		
ix.	Further develop a plan to build new or refurbished camps or cabins for WPFN (following the loss of the culture camp in a 2023 forest fire). For example, WPFN would like to explore opportunities to: a) identify abandoned homes and cabins that can be refurbished and returned to the community housing stock or salvaged for materials (e.g., cabins from Pine Point); and b) collaborate with DJSS building construction program and WPFN members to build/refurbish cabins or tiny homes	WPFN	Town of Hay River, DJSS			✓	✓	✓
x.	Work with Town of Hay River and Diamond Jenness Secondary School (DJSS) to re-establish Schools North Apprenticeship Program (SNAP)	Town of Hay River	Town of Hay River, Hay River DEA, DJSS, HNWT, private contractors in Hay River		✓	✓		
xi.	Send high school students to Fort Smith 1-3 times a year for Trades Awareness Program and/or explore other opportunities to support WPFN students in learning about the trades	DJSS	Aurora College, Employment and Social Development Canada (ESDC), ECE		✓	✓	✓	✓
xii.	Complete a study exploring feasibility of a sawmill to be owned and operated by the WPFN Development Corporation. The study can consider: - timber resource potential in area - required permits and approvals, - consultation with appropriate First Nations and GNWT (ENR) - economic feasibility - capital, training, and human resource implications	WPFN	NRCAN Indigenous Forestry Initiative, GNWT ENR, NWTAC, Town of Hay River					✓

Goal 3: Plan new housing for youth, Elders and for members returning to the community

- 3.1 Construct small homes or a 4-bedroom home for Elders and other members in need.
- 3.2 Connect unhoused members to transitional housing unit(s) and supportive programming.
- 3.3 Further develop a plan for new affordable housing for members, detailing the number and type of homes targeted.
- 3.4 Develop a process to identify future community lands and other flood risk mitigation.

No.	Action	Lead	Potential Partners and Resources	Timeline (fiscal year cycle)					
				Ongoing	23/24	24/25	25/26	26/27	27/28
i.	Complete inventory of shacks and vehicles that need to be removed on IAB lands to make land available for development	Housing Coordinator	WPFN Development Corporation		✓				
ii.	Inventory all WPFN available lot holdings and identify lot requirements for development	WPFN, Housing Coordinator	Canada (e.g., Federal Lands Initiative), GNWT, Town of Hay River	✓	✓				
iii.	Remove derelict building from burned lot and prepare lot for new housing unit	WPFN	Town of Hay River; private companies			✓			
iv.	Review MACA reporting from the 2022 flood and updated Hay River flood mapping (once available) to plan and sequence mitigations required to home repairs and new housing	WPFN	GNWT ECC; NRCAN			✓			
v.	Remove 1 remaining flood-damaged building on IAB lands for replacement with new flood mitigations	WPFN	GNWT			✓			
vi.	Explore partnership opportunities to construct affordable homes for members displaced by fire or flood and others in need; undertake project feasibility and technical planning	WPFN	Habitat for Humanity, CMHC, GNWT, private contractors, Town of Hay River			✓	✓	✓	
vii.	Complete survey poll of WPFN members living outside the community on interest in returning to the community (for new housing) and identify the type of housing needed	WPFN				✓			
viii.	Develop a more detailed WPFN Elders plan. <ul style="list-style-type: none"> - Engage with Elders to confirm their housing needs and interest in moving to Elders housing - Collaborate with partners to identify partnership opportunities and other opportunities for Elders housing in Hay River 	WPFN	Hay River Health and Social Services Authority, GNWT HSS, Hay River Senior's Society			✓	✓		
ix.	Review home designs/models suitable for Elders e.g., Eagle Building Solutions Flex Home; Knotty Pine Cabins; Fort Providence Elders suites	WPFN	Private housing developers			✓			
x.	Identify land for Elders housing and prepare lot(s) for development	WPFN	Town of Hay River, GNWT				✓		
xi.	Following the outcomes of additional planning, complete an Elders housing project (with integrated care)	WPFN	GNWT, Hay River Health and Social Services Authority						✓
xii.	Identify the number of members who are unhoused or who need supportive housing and their specific needs	WPFN	Hay River Council for Persons with Disabilities (HRCPD), Town of Hay River; KFN, Soaring Eagle Friendship Centre			✓			
xiii.	Complete a review of Indigenous-led transitional housing programs e.g., community construction of tiny homes or cabins (consider program requirements, land needs, and on the land work opportunities) and consider opportunities for program partnership	WPFN	DJSS, HRCPD, Town of Hay River, KFN (treatment program)					✓	✓
xiv.	Research flexible homeownership loan programs and potential partnerships; consider applicability to IAB vs. private lands	WPFN	CMHC Affordable Housing Innovation Fund, Housing NWT Home Purchase Program, DFN Investment Management Board					✓	✓

Goal 4: Establish partnerships to support housing improvements and the creation of new housing

- 4.1 Collaborate with Housing NWT South Slave District Office, Arctic Energy Alliance, and other partners to increase access to home repair programs.
- 4.2 Work with the Town of Hay River and K'atlodeeche First Nation to identify alignment of housing objectives and opportunities for collaboration.
- 4.3 Form a housing board with staff and key partners to support plan implementation and periodically review implementation progress.

No.	Action	Lead	Potential Partners and Resources	Timeline (fiscal year cycle)					
				Ongoing	23/24	24/25	25/26	26/27	27/28
i.	Explore WPFN's role within housing, planning options for community IAB lands, the acquisition of new community lands, as well as their role with supporting members and helping them to navigate government funding and training programs	WPFN	GNWT			✓			

ii.	Establish a WPFN housing board to routinely meet on plan implementation progress and to identify new opportunities	WPFN, Housing Coordinator	Government, non-profits, private sector	✓					
iii.	Prepare regular newsletters and communication updates for members on the status of housing programs; consider updates on social media and/or developing a website	WPFN, Housing Coordinator		✓		✓			
iv.	Establish annual meetings with Town of Hay River on capital planning and land development to support WPFN housing projects	WPFN	Town of Hay River	✓	✓				
v.	Establish partnership with Housing NWT to raise awareness of homeownership and home repair and maintenance program funding	WPFN	Housing NWT	✓	✓				
vi.	Establish partnership with MACA and Town to support flood planning and response (e.g., river dredging)	WPFN	Town of Hay River, MACA	✓	✓				
vii.	Lobby GNWT and Canada for sustainable core funding to support WPFN housing programs and training	WPFN	Canada, GNWT	✓					
viii.	Lobby Canada for treaty land allotment for WPFN and to provide land for housing development	WPFN	Canada, GNWT	✓					
ix.	Complete assessments of potential new lands and land surveying to identify building opportunities (TBD)	WPFN	Canada, GNWT						

Appendix B: WPFN Priority Repairs Work Plan and Costing Estimate

WPFN Home Repairs Budget

Priority 1: Detail of Elders' Home Repair Needs

Condition Assessment Summary (generally in order of importance or sequencing):												The below prices must be reviewed and updated annually. Updated: March 2023				
												3: typical MAJOR repair cost, single house	2: typical MINOR repair cost, single house			
												Skill Level (Typical)				
	House Element/House Identification	#2	#4	#5	#6	#7	#15	Budget Estimate								
Interior Components + Access	Furnace/ Boiler	3	1	3	nc	0	3	\$ 30,000	QT	\$ 10,000	\$ 1,200					
	Hot Water Heater	1	1	3	3	nc	1	\$ 8,000	QT	\$ 4,000	\$ 1,500					
	Fuel Tank and stand	3	3	3	1	3	nc	\$ 40,000	QT	\$ 10,000	\$ 10,000					
	Chimney	3	3	1	nc	2	3	\$ 14,700	QT	\$ 4,500	\$ 1,200					
	woodstove/space heater	3	3	1	1	nc	3	\$ 15,000	QT	\$ 5,000	\$ 1,500					
	Smoke detectors	3	3	3	2	2	3	\$ 2,700	QT/HM	\$ 500	\$ 200					
	Potable Water Tank	1	1	1	1	nc	nc	\$ -	QT/HM	\$ 4,500	\$ 1,500					
	Water pressure system (pump)	1	1	1	1	nc	nc	\$ -	QT	\$ 2,200	\$ 800					
	Sewer Tank	1	3	1	1	nc	3	\$ 28,000	QT/HM	\$ 14,000	\$ 1,500					
	Toilet	1	1	3	1	nc	1	\$ 1,000	HM/O	\$ 1,000	\$ 500					
	sink and plumbing (bathroom)	1	1	3	1	nc	3	\$ 2,400	HM/O	\$ 1,200	\$ 800					
	sink and plumbing (kitchen)	1	3	2	2	nc	3	\$ 2,600	HM/O	\$ 800	\$ 500					
	Electrical Service (exterior)	1	1	1	1	1	1	\$ -	QT	\$ 1,800	\$ 1,000					
	Electrical panel	2	1	1	1	1	1	\$ 5,000	QT	\$ 15,000	\$ 5,000					
	switches/ outlets/ light fixtures (kitchen)	3	3	3	2	nc	3	\$ 6,900	QT/HM	\$ 1,500	\$ 900					
	switches/ outlets/ light fixtures (living room)	1	1	1	3	nc	3	\$ 2,400	QT/HM	\$ 1,200	\$ 800					
	switches/ outlets/ light fixtures (bedrooms)	3	3	3	2	nc	3	\$ 8,400	QT/HM	\$ 1,800	\$ 1,200					
	Exterior Steps/ Landings	3	1	nc	3	nc	3	\$ 13,500	HM/O	\$ 4,500	\$ 3,000					
	Mould removal	nc	nc	nc	nc	nc	3	\$ 6,500	QT	\$ 6,500						
Structure and Envelope	Foundation and beams	1	1	1	1	1	1	\$ -	HM/QT	\$ 25,000	\$ 10,000					
	Roof system (structure)	1	1	1	1	1	1	\$ -	QT	\$ 12,000	\$ 5,000					
	Roof covering	2	2	3	1	3	3	\$ 110,000	HM/QT	\$ 35,000	\$ 2,500					
	Floor joists	1	1	1	1	1	2	\$ 2,500	HM/QT	\$ 4,500	\$ 2,500					
	Siding / skirting	3	3	nc	3	2	1	\$ 43,000	HM/O	\$ 12,000	\$ 7,000					
	Insulation, air tightness	3	1	1	3	3	1	\$ 45,000	HM/O	\$ 15,000	\$ 10,000					
	Exterior Doors	3	3	3	3	3	3	\$ 13,200	HM	\$ 2,200	\$ 800					
	Windows (bedroom)	3	1	3	3	3	3	\$ 17,500	HM	\$ 3,500	\$ 800	base subtotal 2023-2024 interior + access repairs	\$ 187,100			
	Windows (living/dining area)	3	3	3	3	3	3	\$ 15,600	HM	\$ 2,600	\$ 500	base subtotal 2023-2024 structural repairs	\$ 252,400			
	Windows (kitchen)	1	1	3	3	3	3	\$ 5,600	HM	\$ 1,400	\$ 500	base subtotal all Elders repair work	\$ 439,500			
high level repair cost by house (not including cost of items not assessed yet)												\$ 439,500				
10% project management and 10% admin												\$ 87,900				
Total budget (include 25% contingency) and rounded to \$100 level												\$ 637,600				
Condition Rating Criteria																
Components that are not present, or were not assessed.			nc	may need to return to assess												
Components that work properly and meet minimum standards for existing residential buildings			1	good												
Components that need repairs that can be done by local labour with materials that are available or not difficult to get			2	repair												
Components that need major repairs: materials will need to be ordered in advance; professional advice may be required; qualified trades may be required.			3	replace												
Skill Level																
Qualified Trade (QT)																
Experienced House Maintainer (HM)																
Home Owner (O)																

Priority 2: Detail of Other Home Repair Needs

Condition Assessment Summary (generally in order of importance or sequencing):																	
House Element/House Identification		#1	#3	#8	#9	#10	#11	#12	#13	#14	#16	#17	Budget Estimate	Skill Level (Typical)	3: typical MAJOR repair cost, single house	2: typical MINOR repair cost, single house	
Interior Components + Access	Furnace/Boiler	3	nc	2	3	1	2	3	3	3	3	1	\$ 62,400	QT	\$ 10,000	\$ 1,200	
	Hot Water Heater	1	nc	3	3	1	3	1	1	3	1	1	\$ 16,000	QT	\$ 4,000	\$ 1,500	
	Fuel Tank and stand	1	3	3	1	1	3	nc	1	2	nc	nc	\$ 40,000	QT	\$ 10,000	\$ 10,000	
	Chimney	1	nc	2	3	1	1	nc	1	1	1	nc	\$ 5,700	QT	\$ 4,500	\$ 1,200	
	woodstove/space heater	nc	3	nc	nc	nc	3	3	3	3	nc	NC	\$ 15,000	QT	\$ 5,000	\$ 1,500	
	Smoke detectors	3	nc	3	3	3	3	3	3	3	3	3	\$ 5,000	QT/HM	\$ 500	\$ 200	
	Potable Water Tank	1	3	1	1	1	1	2	1	nc	nc	nc	\$ 6,000	QT/HM	\$ 4,500	\$ 1,500	
	Water pressure system (pump)	3	nc	3	3	1	3	3	1	nc	nc	nc	\$ 11,000	QT	\$ 2,200	\$ 800	
	Sewer Tank	3	3	1	2	1	2	2	3	3	nc	nc	\$ 60,500	QT/HM	\$ 14,000	\$ 1,500	
	Toilet	3	nc	1	1	1	1	3	3	3	1	1	\$ 4,000	HM/O	\$ 1,000	\$ 500	
	sink and plumbing (bathroom)	nc	3	1	3	1	3	3	3	3	2	1	\$ 8,000	HM/O	\$ 1,200	\$ 800	
	sink and plumbing (kitchen)	nc	3	1	3	1	3	1	2	3	1	3	\$ 4,500	HM/O	\$ 800	\$ 500	
	Electrical Service (exterior)	1	3	1	1	1	1	1	1	1	1	1	\$ 1,800	QT	\$ 1,800	\$ 1,000	
	Electrical panel	2	3	1	1	1	1	1	1	3	1	1	\$ 35,000	QT	\$ 15,000	\$ 5,000	
	switches/ outlets/ light fixtures (kitchen)	3	nc	3	3	3	3	2	3	3	3	2	\$ 13,800	QT/HM	\$ 1,500	\$ 900	
	switches/ outlets/ light fixtures (living room)	3	nc	1	1	1	1	1	1	3	2	1	\$ 3,200	QT/HM	\$ 1,200	\$ 800	
	switches/ outlets/ light fixtures (bedrooms)	3	nc	1	3	3	3	3	3	3	3	1	\$ 14,400	QT/HM	\$ 1,800	\$ 1,200	
	Exterior Steps/ Landings	3	3	nc	2	1	2	3	2	3	1	1	\$ 27,000	HM/O	\$ 4,500	\$ 3,000	
	Mobility upgrades	nc	nc	nc	nc	nc	3	2	nc	nc	nc	nc	\$ 67,500	QT/HM	\$ 50,000	\$ 17,500	
Structure and Envelope	Foundation and beams	1	3	1	1	1	1	1	1	3	1	1	\$ 50,000	HM/QT	\$ 25,000	\$ 10,000	
	Roof system (structure)	2	nc	2	1	1	1	1	1	3	1	1	\$ 22,000	QT	\$ 12,000	\$ 5,000	
	Roof covering	3	nc	3	3	1	1	3	1	3	1	1	\$ 175,000	HM/QT	\$ 35,000	\$ 2,500	
	Floor joists	3	nc	1	1	1	1	1	1	1	1	1	\$ 4,500	HM/QT	\$ 4,500	\$ 2,500	
	Siding / skirting	3	3	2	nc	3	2	1	3	3	2	1	\$ 81,000	HM/O	\$ 12,000	\$ 7,000	
	Insulation, air tightness	3	nc	3	1	1	2	1	1	3	1	1	\$ 55,000	HM/O	\$ 15,000	\$ 10,000	
	Exterior Doors	3	nc	3	1	1	2	3	3	3	3	3	\$ 16,200	HM	\$ 2,200	\$ 800	
	Windows (bedroom)	3	nc	3	3	3	3	3	3	3	3	3	\$ 35,000	HM	\$ 3,500	\$ 800	
	Windows (living/dining area)	3	nc	3	3	3	3	1	1	3	3	1	\$ 18,200	HM	\$ 2,600	\$ 500	
	Windows (kitchen)	3	nc	nc	3	3	0	1	1	3	3	1	\$ 7,000	HM	\$ 1,400	\$ 500	
high level repair cost by house (not including cost of items not assessed yet)															\$ 864,700		
10% project management and 10% admin															\$ 172,940		
Total budget (include 25% contingency) and rounded to \$100 level		\$ 178,300	\$ 136,100	\$ 24,580	\$ 122,900	\$ 93,800	\$ 90,900	\$ 73,500	\$ 23,300	\$ 51,600	\$ 51,600	\$ 115,800	\$ 73,700	\$ 179,200	\$ 32,100	\$ 7,900	\$ 1,254,500

Condition Rating Criteria		
Components that are not present, or were not assessed.	nc	may need to return to assess
Components that work properly and meet minimum standards for existing residential buildings	1	good
Components that need repairs that can be done by local labour with materials that are available or not difficult to get	2	repair
Components that need major repairs: materials will need to be ordered in advance; professional advice may be required; qualified trades may be required.	3	replace
Skill Level		
Qualified Trade (QT)	plumbers, oil burner mechanics, electricians, carpenter etc. Possibly Engineer design needed	
Experienced House Maintainer (HM)	some trades training or good experience	
Home Owner (O)	no special training, but an aptitude or ability to complete, possibly with assistance	

Notes:

- House #3 is being replaced by MACA. Components rated '3' are assumed to be additional costs not covered by MACA funding.
- Houses 1, 5, 7, 8, 9, 10, 12 have noted components rated NC or 1 due to pending replacement under MACA DAP funding.
- Chief and Council decision point April 2023: scope in additional repairs in the first year as funding and time permit. Prioritize addressing health and safety and accessibility issues e.g., houses #12, 13.
- Estimated total of \$450,000 in site drainage work needed at n=15 homes; \$30,000 est. per home (only houses 6 and 8 do not require this).
- Chief and Council decision point in April 2023: Determine what additional site drainage work is required after 2023/24 and anticipated graveling and levelling of homes.

Additional Work Required (out of scope of Priority Repairs Work Plan)

	House 1	House 2	House 3	House 4	House 5	House 6	House 7	House 8	House 9	House 10	House 11	House 12	House 13	House 14	House 15	House 16	House 17	Component Total
Flooring	\$ 6,000.00	\$ 7,500.00	\$ 6,000.00	\$ 6,000.00	\$ 6,500.00	\$ 7,500.00	NC	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 6,000.00	\$ 6,000.00	\$ 7,500.00	\$ 111,500.00	
Paint throughout home	\$ 6,000.00	\$ 6,000.00	NC	\$ 5,000.00	\$ 8,000.00	\$ 6,000.00	NC	NC	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 94,000.00	
Kitchen cabinets	\$ 5,500.00	\$ 7,500.00	NC	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	NC	NC	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,000.00	\$ 81,000.00	
Drywall repairs	\$ 2,000.00	NC	NC	NC	NC	NC	NC	NC	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 7,500.00	\$ 4,000.00	\$ 28,500.00		
Fire extinguishers	\$ 250.00	\$ 250.00	NC	\$ 250.00	\$ 250.00	\$ 100.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,850.00	
	\$ 19,750.00	\$ 21,2																