



# 2012 HOUSING FORUM: SUMMARY REPORT

Gitksan Government Commission



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A large thank you to steering committee involved in the planning of the forum;

- Tony Sampare (Glen Vowell Chief Councillor)
- Sandra Olson (Glen Vowell Executive Director)
- Robert Sampson (Glen Vowell Councillor)
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- Sandra Harris (GGC) & Ken Morrison (GGC).

Additional thanks go out to the presenters:

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- Scott Graham, SPARC BC
- Rick Sabiston, AANDC
- Peter Mazey & Lise Fish, Health Canada
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- David Europe-Finner & Cliff Grant, CMHC
- Earl Commanda.

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Thank you to Gitanmaax Band for providing Brianna Jack to register participants.

Lastly, extended thanks for the generosity of the contributors for the door prizes;

- |                                 |                               |
|---------------------------------|-------------------------------|
| • Gitksan Government Commission | • Speed Printers              |
| • Glen Vowell Band Council      | • McKenzie Travel             |
| • Gitanmaax Band Council        | • Bulkley Valley Wholesale    |
| • Gitanyow Band Council         | • Northwest Community College |
| • Geraco Industrial Supplies    | • Net Zero Structures         |
| • 3 Rivers Contracting          | • 2 Rivers Store              |
| • Smithers Lumber Yard          | • Gitanmaax Theatre           |
| • Sidina's                      | • Kondolas                    |
| • Beertemas                     |                               |

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## 1 EXECUTIVE SUMMARY

The Gitksan Government Commission Housing Forum took place on October 4<sup>th</sup> and 5<sup>th</sup>, 2012 in Gitanmaax Hall. All four member communities of the Commission were represented in attendance, with 44% of participants identifying Gitanmaax as their home community, 24% identifying Glen Vowell, 14% identifying Kispiox, 12% identifying Gitanyow and 6% identifying other home communities (Gitsegukla, Hagwilget Village Council, Price Rupert and Terrace). There were 78 Housing Forum participants in total, with 52 attending on the first day and 48 attending on the second day.

The goals of the Forum were:

- 1) To share information on housing programs and explore housing options
- 2) To improve the delivery of community housing programs.

The Housing Forum took place over two (2) days and included eighteen (18) presentations and discussions. Presentations included information on varied topics such as seniors' housing, the First Nations Market Housing Fund, BC Hydro Power Smart, RRAP programs, a World Café discussion and presentations by Health Canada, AANDC and CHMC. Please see the Appendices for the complete Agenda.

For notes transcribed during the discussion, please see the Appendices. Several common themes and shared ideas emerged. Funding and subsidies were mentioned by many participants, particularly in the context of moving towards home ownership. One note read, "Once you have ownership, you develop pride in maintaining your own home". Ownership was a key issue, both in contrast, and as an option to, poorly maintained rental units: participants mentioned the possibility of a home maintenance workshop being a pre-requisite for moving into certain types of housing. It was also mentioned that landlords need to be proactive in rental maintenance, for example providing information about insurance and paying attention to special needs guidelines and fire codes. Finally, Band and Commission responsibility was a discussion point, with participants asking where the Commission could provide further subsidies, and where it is up to individuals and the Band.

An evaluation survey was conducted to gather information about participants' opinions on the experience of having attended the Housing Forum. Thirty (30) Forum participants responded to the survey, and of these, 90% of participants indicated agreement that the Housing Forum provided useful information about different available housing programs available to me. 90% of respondents also agreed that the Forum was an important step towards improving housing in their community.

The survey included three (3) open-ended questions. For all survey participants' comments, please see the Appendices. When asked what could have made the Housing Forum better, some ideas included incorporating more information for people who already own their homes, inviting bank representatives to discuss choices for loans, mortgages and lenders, and including more discussion about what the Commission, rather than the Bands, can do for improving members' housing. Gitanyow members were not in attendance for the second day due to a death in their community so did not fill out the evaluation forms on the second day.

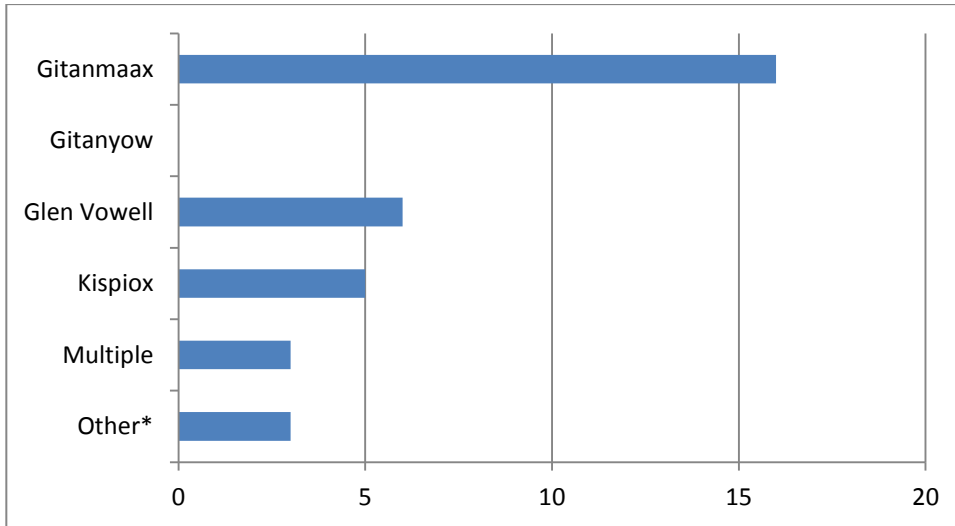
When asked what they liked about the Forum, some highlights from participants' comments included some participants feeling as though new answers had been provided in terms of options and avenues for housing funding, when, in the past, they had thought or been informed that there was no funding available. Participants expressed positive sentiments in regards to being able to share information and have Participants also commented positively on the dialogues they shared with other Forum participants, and some mentioned that they felt the Forum benefitted their communities and were pleased that the Forum was open to all member Bands.



## 2 EVALUATION SURVEY RESULTS

### 2.1 HOME COMMUNITIES OF HOUSING FORUM 2012 PARTICIPANTS

*Figure 1: What is your home community?*



\*In the category "Other", Gitsegukla, Hagwilget Village Council and Prince Rupert were identified. Another three (3) participants entered multiple communities.

A total of thirty (30) Forum participants completed evaluation forms. Of these participants 53% (sixteen (16) individuals) identified Gitanmaax as their home community, 20% (six (6) individuals) identified Glenvowell 17% (five (5) individuals) identified Kispiox and 10% (three (3) individuals) identified other home communities: Gitsegukla, Hagwilget Village Council and Prince Rupert. Three (3) individuals identified with multiple communities. Of these three (3), two (2) identified as Gitaanmax members living at Glen Vowell, and one (1) identified as a Kispiox member living at Gitanmaax.

## 2.2 HOUSING FORUM OUTCOMES

Participants were asked about whether they agreed that the Housing Forum had been successful in achieving the intended outcomes. This was based on a ranking of their overall impressions. The following table provides an overview of the results.

*Table 1: Anticipated outcomes of Housing Forum*

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Don't know	Average*
The 2012 Housing Forum provided useful information about the different housing programs available to me.	0%	0%	6.7%	43.3%	46.7%	3.3%	<b>4.4</b>
The 2012 Housing Forum was an important step towards improving housing in my community.	0%	0%	6.7%	30%	60%	3.3%	<b>4.6</b>
The 2012 Housing Forum was well organized.	0%	3.3%	0%	40%	53.3%	3.3%	<b>4.5</b>
The 2012 Housing Forum featured informative presenters.	0%	3.3%	3.3%	33.3%	56.7%	3.3%	<b>4.5</b>

\*The rating scale ranges from 1 (Strongly disagree) to 5 (Strongly agree).

Highlights of the findings related to the anticipated outcomes of the exhibit and dialogue:

- 90% of all participants agreed or strongly agreed with the statement: *The 2012 Housing Forum provided useful information about the different housing programs available to me.*
- 90% of all participants agreed or strongly agreed with the statement: *The 2012 Housing Forum was an important step towards improving housing in my community.*
- 93.3% of all participants strongly agreed with the statement: *The 2012 Housing Forum was well organized.*
- 90% of all participants agreed or strongly agreed with the statement: *The 2012 Housing Forum featured informative presenters.*

Participants were asked three (3) open-ended questions about what they liked and what could have been improved about the 2012 Housing Forum. Highlights from the responses follow below, and full responses are included in the Appendix.

[illegible]

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*Do you have any other comments?*



- Enjoyable presentations
- Host this housing forum annually
- Include performance measures for housing contractors
- Include rationale for borrowing for renovations & the importance of ownership of assets



CMHC Presenters: David (not Beckham) Europe-Finner and Cliff Grant

### 3 APPENDICES

#### APPENDIX A: OPEN-ENDED SURVEY QUESTIONS

*What did you like best about the 2012 Housing Forum?*

- 1. Information about various funding programs for housing. 2. Feedback from forum participants. 3. Local expertise shared!
- After years of being denied funding for privately owned homes, we find there is funding
- All
- Brief, informational, benefits our communities
- Clarity of presenters
- Finding answers that there are other avenues of funding/options for housing/renos after years of being told that there is no funding available.
- First Nations Market Housing Fund/World Cafe Info
- How to save energy.
- I enjoyed learning about the different funding sources
- I liked all the people that asked questions and had comments
- It just showed me that I have other options available to me to apply for funding to get my own home.
- It was informative.
- It was interesting.
- It was open to all member bands!
- It was well done.
- It was well informed
- More breaks and entertainment
- New information provided. Good knowledgeable presenters.
- Question getting answered
- Showed me that I had to be very organized when I ask for a loan.
- Talks were short and sweet, and the food was good.
- The fact of more avenues for funding
- The info on RRAP policies, social housing, having all of the organization do presentations to the community members.
- The information by all the presenters, the three group discussions on different housing programs.
- The time to explain with slides

*What would have made the 2012 Housing Forum better?*

- 1. More comprehensive Information allotted more time, e.g. CHMC. 2. Workshop style - make choices over 2 days.
- Better attendance
- Handouts? More video presentations of samples of work being done. More visual aids and hard copy handouts so we could take them home for review.
- If they helped one or two people start applying
- Information for people that already own their homes and not just administration owned establishments.
- Invite Bank of Montreal to make a presentation on loans/the different lenders.
- It was alright.
- Longer
- More booths, info, and getting it out to your community.
- More information
- More notice - 1 month, 1/2 month, 1 week notice
- More participants.
- More people
- More people attending
- More question periods
- More workshops, more info presented, louder and more concise speakers
- Shorter days over 3 days - too much info overload squeezed into 2 days.
- Simple language everyone can understand: elders, middle age adults, young adults.
- Start it later.
- To start a little later than 9, say 10.
- We hear enough that it is up to the Band, but the commission works for the band, so why do they not look at ensuring that members are getting higher standards at home?

*Do you have any other comments?*

- Come back!
- Enjoyed the presentations - thanks government commission for bringing all the information to the community.
- Ensure that administration and council do not bully homeowners into accepting substandard work by contractors.
- Excellent forum, thank you.
- Forum was very successful!
- Good job, this was interesting!
- Good!

- Great job, thanks.
- Have material about what was talked about
- Have these more often, not just once a year!
- I really enjoyed the forum
- It was very good!
- Maybe we need to provide rationale to members and council why they need to borrow for renovations and such. Begin changing mindset, taking ownership of their assets.
- Need more forums and hand-outs for the communities
- Nice! Groups shared catering! Enjoyed the two days! Look forward to further info session on housing. Thank you!
- Off reserve RRAP, a graph of each community/FN, community booths
- Should have it annually. Bands should relay this information to band members. Bands should check on members that may be in need, but too frustrated to ask for help.
- Thank you very much!
- Wonderful! Enjoyed presentations!
- Would have liked to know how to apply for a home loan and where.

## APPENDIX B: HOUSING FORUM ATTENDANCE SHEET

Attendee	Community	4-Oct-12	5-Oct-12
Lisa Martin	Gitanyow	✓	
Jenebi Morgan	Gitanyow	✓	
Rita Hill	Gitanyow	✓	
Helena Rush	Gitanyow	✓	
Gerry Moraes	Kispiox	✓	
Alice Good	Gitanyow	✓	
Vincent Moore	Gitanmaax	✓	✓
Diane McRae	Gitanmaax	✓	
Dale Good	Gitanyow	✓	
Julie Morrison	Gitanmaax	✓	
Ivan Sampson	Glenvowell	✓	
Ursula Muldoe	Kispiox	✓	
Bev scott	Gitanmaax	✓	✓
Naomi Robinson	Gitanmaax	✓	✓
Gwen Adams	Gitanmaax	✓	✓
Keisha Reichert	Terrace	✓	
Bonita danes	Gitanmaax	✓	
Unknown	Gitanmaax	✓	
Shirley Wale	Gitanmaax	✓	✓
Carol Azak	Glenvowell	✓	✓
Diane Pakka	Glenvowell	✓	
Felix grant	Glenvowell	✓	
Nelson Azak	Glenvowell	✓	
Samantha eaton	Glenvowell	✓	
Leah marshal	Gitanmaax	✓	
Mark Starlund	Gitanyow	✓	
Ross McRae	Gitanmaax	✓	✓
Charlie Hillis	Kispiox	✓	✓
Sheila Joseph	Hagwilget	✓	✓
Frances sampson	Glenvowell	✓	
sandra Olson	Glenvowell	✓	✓
William Starr	Kispiox	✓	✓
Betty Mulwain	Kispiox	✓	✓
Cliff Sampare	Gitsegukla	✓	
Georgette Good	Gitanyow	✓	✓
Stacey Hyzims	Gitanyow	✓	✓
Miriam Danes	Gitanmaax	✓	✓
William Robinson	Gitanmaax	✓	
Kelly Morrison	Gitanmaax	✓	

Verna Mowatt	Gitanmaax	✓	
Robert Sampson	Glenvowell	✓	
Barry Bush	Gitanmaax	✓	✓
Kelly Travers	Glenvowell	✓	
Unknown	Gitanmaax	✓	
George Muldoe	Kispiox	✓	✓
Kelly Wale	Glenvowell	✓	✓
Genevieve Gervais	Glenvowell	✓	✓
James Robinson	Gitanmaax	✓	✓
Drake Travers	Glenvowell	✓	✓
MarleneMcDonald	Gitanmaax	✓	✓
Willie Mowatt sr.	Gitanmaax	✓	
Douglas Sebastian	Hagwilget		✓
Clifford Wilson	Kispiox		✓
Larry Denny	Gitanmaax		✓
Randy Adams	Gitsegukla		✓
Corrine wale	Gitanmaax		✓
Sadie Mowatt	Gitanmaax		✓
Cindy Martin	Gitanmaax		✓
Andrew Davis	Gitanmaax		✓
Floyd Mowatt sr.	Gitanmaax		✓
Gwen Johnson	Kispiox		✓
Tony Sampare	Glenvowell		✓
Harry Brown	Kispiox		✓
Jamie Robinson	Gitanmaax		✓
Perry Sampson	Glenvowell		✓
Lawrence Azak	Glenvowell		✓
Wendy Davis	Gitanmaax	✓	
Murphy Brown	Kispiox		✓
Lloyd Sampson	Glenvowell		✓
Elaine Stevens	Kispiox		✓
Murphy Green	Gitanmaax		✓
Lorraine Half	Gitanmaax		✓
Kay Wale	Glenvowell		✓
Robert Wale	Glenvowell		✓
Megan Danes	Gitanmaax		✓
Keith Mowatt	Gitanmaax		✓
Arlene Morrison	Gitanmaax		✓
Rejean Jack	Gitanmaax		✓

## Appendix C: HOUSING FORUM AGENDA

### THURSDAY OCTOBER 4TH

**9:00 - 10:00 am**

**Registration / meet & greet**

*(Tea, coffee, juice, water, fruit, yogurt and muffins)*

**10:00 - 10:15 am**

**Welcome**

Frances Sampson, Julie Morrison

*(Gitanmaax Chief councilor)*

**10:15 - 10:30 am**

**Overview of GGC's role in supporting member communities.**

Brief presentation on GGC's role in supporting member community's in the delivery of programs and services.

**Presenter: Diane McRae**

**10:30 – 11:00 am**

**Overview of housing programs provided through the GGC member communities**

PowerPoint presentation of housing programs delivered within our member communities. **Presenter: Ken Morrison**

**11:00 am – 11:15 am**

Overview of the housing needs assessment completed as part of the community planning process.

**Presenter: Sandra Harris**

**11:15 am- 12:00 pm Seniors housing** Discussion on options for providing accessible housing for elders.

**Presenters: Ken Morrison & Jeff Holland**

**12:00 – 12:45 pm**

**Lunch Break. (Lunch provided)** *(Soup, sandwiches, salads and desserts)*

**12:45 - 1:15 pm World Café**

Introduce opportunity for attendees to participate by providing comments about different housing programs and topics in a world café format.

**Presenters: Sandra Harris & Scott Graham**

**1:15 – 1:45 pm Housing policies**

Presentation on the benefits of developing good housing policies and the consistent implementation of policies. **Presenter: TBD**

**1:45 - 2:30 pm**

Overview of Housing funding

Presentation on housing funding available through AANDC, along with guidelines and reporting requirements.

**Presenter: Rick Sabiston, AANDC**

**2:30 - 3:00 pm**

**Afternoon break**

Opportunity to visit various display booths

**3:00 – 3:30 pm**

**Health Canada presentation** Overview of Health Canada services provided to First Nation Communities. **Presenter: Health Canada**

Presentation on Health Canada's role and services provided in regards to safe and healthy homes.

**Presenters: Peter Mazey & Lise Fish**

**3:30 - 4:00 pm**

**Wrap-up discussion**

Conclusion of day 1 of the forum.

## **Friday October 5th**

**9:00 - 9:30 am**

### **Registration/ meet & greet**

*(Tea, coffee, juice, water, fruit, yogurt and muffins)*

**9:30 – 10:00 am**

BC Hydro presentation on energy saving tips in the home.

**Presenters: BC Hydro**

**10:00 - 11:00 am**

### **Presentation on section 95 housing program**

Presentation will provide an overview of how the program is structured, along with a description of the funding arrangements. **Presenter: David Europe-Finner, Canada Mortgage and Housing Corporation**

**11:00 - 12:00 pm**

### **Overview of RRAP programs**

Presentation will provide an overview of available RRAP funding, process, eligibility criteria and reporting requirements.

**Presenter: Cliff Grant, Canada Mortgage and Housing Corporation**

**12:00 - 12:30 pm**

### **Lunch Break (Lunch provided)**

*(Soup, sandwiches, salads and desserts)*

**12:30 - 1:00 pm**

Contracting and tendering process presentation on best practices in

the contracting and tendering process. **Presenters: Ken Morrison & Jeff Holland**

**1:00 - 1:30 pm**

**First Nations Market Housing Fund** Presentation on requirements for participating in the program. **Presenter: Earl Commanda**

**1:30 - 2:15 pm**

### **Open discussion and feedback on housing programs and services**

Engage in discussions with attendees on housing concerns, answer questions and provide clarification of any issues or concerns about the housing programs.

**2:15 - 2:45 pm**

### **Closing comments and conclusions**

Closing comments about the state of housing in the communities and where are we going in the future, possibly brief statements from forum presenters and leaders to summarize their views on housing and comments about the housing forum.

**2:45 - 3:00 pm**

Door prize draws

**3:00 - 3:30 pm** Closing

