

NEW APPROACH for HOUSING SUPPORT

**Fraser Basin Council Webinar
November 24, 2015**



OUTLINE

- ◆ Overview of NAHS Concept
- ◆ Activities/Criteria of the 3 Streams
- ◆ Example of scenarios for each Stream
- ◆ Application Template
- ◆ Application process
- ◆ Questions?

OVERVIEW

BC INAC Housing Subsidy program and budget

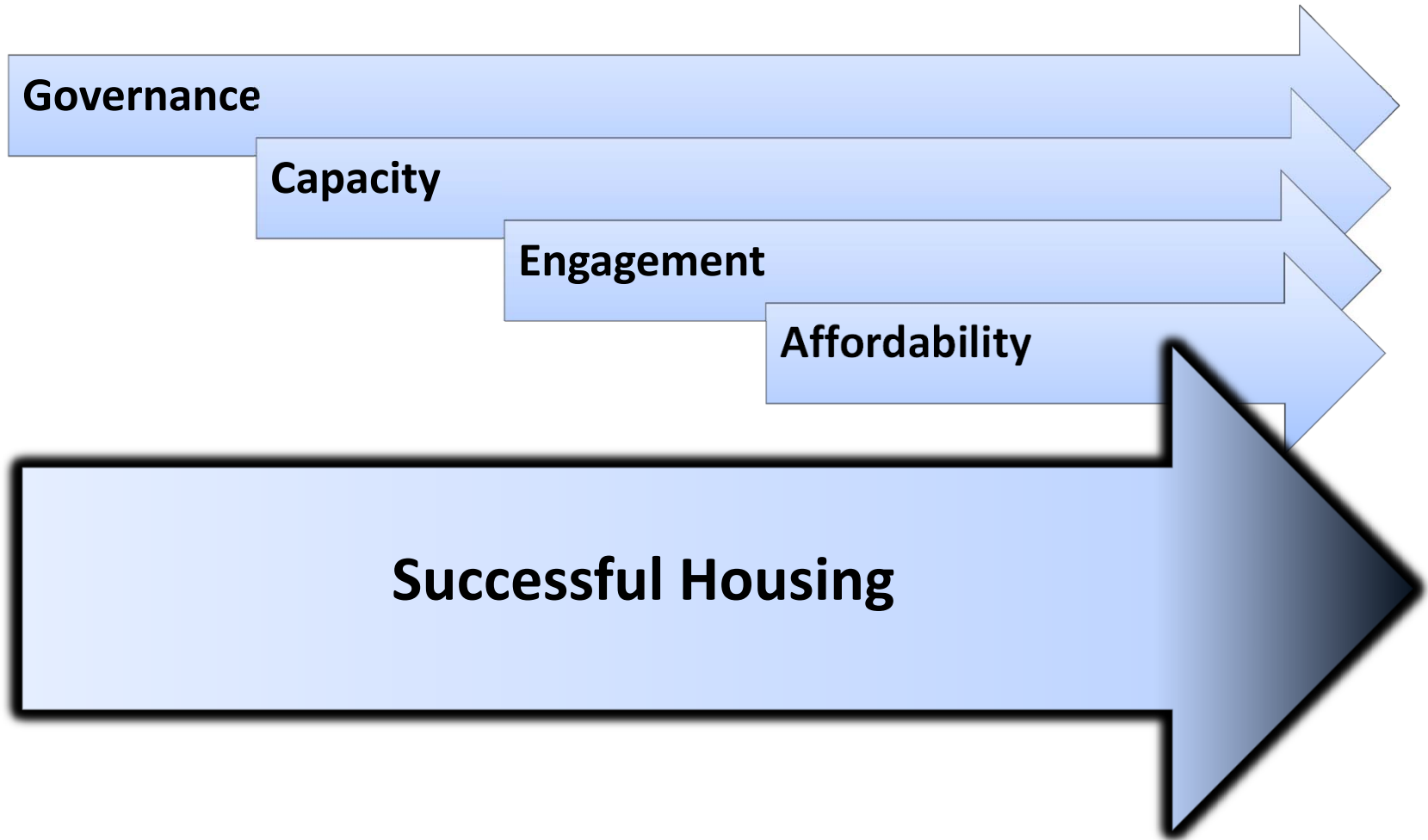
- Subsidies range \$20K to \$40K (50% for reno's)

Better align program funding to support First Nations' objectives

New Approach for Housing Support (NAHS)

Develop and ***Implement*** housing ***strategies*** that reflect ***community needs***

HOUSING CONTINUUM



NAHS CONCEPT

3 complementary “Streams” designed to support

Governance

Capacity

Engagement

Affordability

Stream 1: Planning, Policy, Training & Capacity

Stream 2: Multi-year (1-3 year) Reno/New plus . . .

Stream 3: New Lots and Houses

New Approach for Housing Support

STREAM 1 Planning & Training

Description

- \$50K/First Nation
- Planning, policy development, capacity building
- Funding levels for aggregated First Nations determined on a case by case basis

Eligibility Requirement

- BCR Commitment
- Proposal required
- Up to date reporting
- Templates developed must be available to share with other First Nations
- 20% First Nation contribution

STREAM 2 Multi- year Project

Description

- Higher of total \$300K or 10 subsidies over 3 years
- Renos, new build, inspections, lot prep
- Project manager

Eligibility Requirement

- BCR Commitment
- Housing Plan & Policies implemented
- Up to date reporting
- Consistent with Practical Guide to Housing and Ministerial Loan Guarantee Policy
- Activities consistent with Capital Program policies and TB requirements

STREAM 3 Lot Development Project

Description

- Funding up to 10 x existing housing subsidy + flat rate/lot
- Commit to House (multi or single) built on lot
- Single and multi-units

Eligibility Requirement

- BCR Commitment
- Housing Plan & Policies implemented
- AANDC Approved Project Plan
- Up to date reporting
- Activities consistent with Capital Program policies and TB requirements

STREAM 1

Planning & Training

Objectives

- ◆ Policies and Plans
- ◆ Strategies and Feasibility
- ◆ Community engagement
- ◆ Leadership commitment to develop and implement
- ◆ Training/Capacity

Funding

- ◆ Maximum \$50,000 per applicant
- ◆ First Nation must contribute at least 20% toward total cost, of which 50% can be in-kind (case by case situations may also be considered)

STREAM 1

Considerations

- ◆ Policies and Plan should support Strategy: may include vision, mission, goals, milestones, ***“what will our community housing look like in (2, 5, 10) years?”***
- ◆ What is needed to achieve Vision/Goals?
- ◆ Who needs to do what?
- ◆ Measurables/Milestones?
- ◆ Communications – engagement, reporting back
- ◆ Organization and Administration Structures/Systems
- ◆ Training needed
- ◆ ***How/What/When to prepare for Stream 2/3?***

Stream 1 Example Scenario

Assume 1-3 year project for individual First Nation (not multiple Bands under Tribal Council or other)

ACTIVITIES

Develop policy: Community engagement; Technical energy standards; Rental/ownership Agreements; other . . .

Develop Plan: Home assessments; Quotes; Workplan; other . . .

FUNDING

Cost all Activities (detail how costs are estimated)

IF: Total Project Cost = \$40K:

NAHS : 80% = \$32K (up to max \$50K)

First Nation: 20% = \$8K (cash; can include 50% or \$4K in-kind)

STREAM 2

Multi-Year Project (1-3 years)

Objectives

- ◆ Flexibility for First Nations
- ◆ Approval of First Nation multi-year plans
- ◆ Aggregate the total number of units to be renovated or built
- ◆ Financial Viability of Projects
- ◆ Housing Policy Implementation

Funding

- ◆ Higher of \$300,000 total over three years, or 10 subsidies based on existing subsidy formula: reno's/new, project mgmnt, lot prep, inspections, revolving loan funds, O&M/by-law implementation (case by case situations may also be considered)

STREAM 2

Considerations

Readiness

- ◆ Policies are current and implemented
- ◆ Council/Governance commitment to the “Plan”
- ◆ Arrears are minimal or effectively being addressed
- ◆ Qualify tenants/owners
- ◆ Occupant agreements – roles/responsibilities

Plan

- ◆ 1 – 3 year Plan supports any longer term “Strategy”
- ◆ Renovations, new houses, CMHC sec 95, lot prep, project management
- ◆ **Financially viable: project expenses/revenues and long term O&M.**

Stream 2 Example Scenario

Assume 3 year project: Applicant 's eligible subsidy per existing subsidy program is \$27K/house: eligible for \$300K NAHS funding over 3 years (pro-rated for less than 3 years)

Quotes:

10 Renovations (eg, energy, structural): = \$100K

2 New Homes = \$400K

4 Mold renovations = \$100K

Prep 1 lot (demo and grade) = \$15K

Project management = \$50K

TOTAL PROJECT COST = \$665K

Stream 2 Example Scenario to calculate NAHS Funding

Renovations @ 60% of \$100K = **\$60K (-\$40K)**

2 New Homes @ 20% of \$400K = **\$80K (-\$320)**

4 Mold renovations @ 90% of \$100K = **\$90K (-\$10K)**

Prep 1 lot (max \$25K NAHS) = **\$15K (0)**

Project management (pro-rated <3 yrs) = **\$50K (0)**

TOTAL NAHS FUNDING = \$295K

therefore **\$665K - \$295K = \$370K First Nation equity/loans**

STREAM 3

Lot/House Development Project

Objective

- ◆ Support high need lot in-fill/development
- ◆ Phased Approach
- ◆ Ensure houses(s) built on new lots
- ◆ Financial Viability of Projects
- ◆ Housing Policy Implementation

Funding

- ◆ Maximum 10 subsidies @ flat rate per house + lot based on remoteness
 - Urban: \$28,000/house + \$25,000/lot X 10
 - Rural: \$34,000/house + \$40,000/lot X 10
 - Remote: \$40,000/house + \$80,000/lot X 10
(case by case situations may also be considered)

STREAM 3

Considerations

Readiness

- ◆ Those items under Stream 2, plus lot development plan
- ◆ No available lots to build new homes
- ◆ Relevant engineering/technical quotes for lot development

Plan

- ◆ 1 – 3 year Plan supports any longer term “Strategy”
- ◆ **Financially viable: project expenses/revenues and long term O&M.**

Stream 3 Example Scenario

Assume:

- First Nation is classified as “Rural” under the Housing Subsidy program its plan requires 6 new lots to build 8 homes (2 duplexes and 4 detached).

- total project quotes are:

 - \$1.6 mil to build 2 duplexes and 4 detached

 - \$250K to develop 6 new lots

Stream 3 Example Scenario to calculate NAHS Funding

Rural Classification: maximum of 10 X (\$34,000/house) + (\$40,000/lot)

Houses:

\$1.6 mil to build 2 duplexes and 4 detached homes

8 X \$34K/house = \$272K (-\$1.3mil)

therefore:

\$1.6 mil - \$272K NAHS = \$1.3mil First Nation equity/loans

Lots:

\$250K to develop 6 new lots

6 X \$40K/lot = \$240K (-\$10K)

therefore:

\$250K - \$240K NAHS = \$10K First Nation equity/loans

QUESTIONS FOR STREAMS?

- ◆ How do I apply?

Include Housing on FNIIP; Contact Capital Management Officer

- ◆ Can applications be made to both; existing Housing Subsidy program and the New Approach for Housing Support?

Only if applying for Stream 1 of NAHS

Refer to NAHS FAQ's



APPLICATION

- ◆ Template Application
 - 3 in 1 Application
- ◆ Process
 - FNIIP (First Nations Infrastructure Investment Plan)
 - Contact Capital Management Officer