




Yale First Nation
Government

Our Journey towards Sustainable Housing

Crystal Sedore, Housing Manager
Camp Squeah, May 11, 2018

YFN HOUSING IN 2014

- Singles/couples living in 4 bdrm homes as kids move out.
 - Spare rooms/basements used for storage
 - Spare rooms closed off to reduce heating costs
 - Aging homes falling into disrepair
 - Woodstoves for heat, inconsistent heat, cold spots
 - Sky high heating billsNon payment of rents
 - No small homes for singles/couples/elders
 - No policies, no consequences, no accountability, no control
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Hastily dismantled grow-op



Aging homes fallen into disrepair

Health and Safety Hazards





tenant vented heat into a
basement bedroom



Significant Mould and Mildew,
especially around windows





Costs of Operating a “BC Box”

Maintenance and repairs-15/16-----	35,000
Renos 2015 (INAC Mould)-----	23,700
Emergency repairs -----	9000
Rodent/insect extermination-----	1000

\$68,700 (15/16)

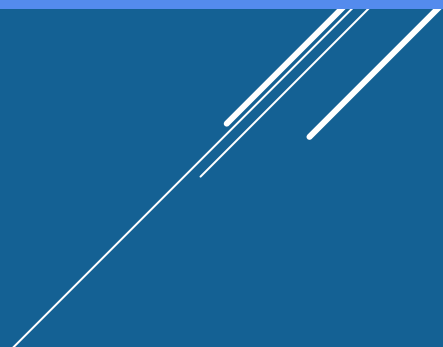
Rental Revenue- \$6960/yr

-\$61,740 YFN had 13 of these houses


"If you always do what you've always done, then you'll always get what you've always got, so if you want what you've never had you have to do what you've never done."

- -Megan Miller


boardofwisdom.com




Sustainable On-reserve Housing must::

- ▶ Be Affordable for the band
 - ▶ Be Affordable for the tenant
 - ▶ Be low maintenance
 - ▶ Encourage our tenants to be “house proud”
 - ▶ Be Appropriate for the climate
 - ▶ Be an appropriate size
 - ▶ Be healthy, safe, & comfortable
 - ▶ Involve a Long term relationship with the builder-ex. warranties
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THE HOUSING WAITING LIST....

- Elders
 - Youth aging out of the family home
 - Students returning from school
 - Childless couples
 - Singles
 - Disabled
 - Low/fixed income
- 

CHALLENGES....

- ▶ Fall funding decisions
 - ▶ Small construction windows
 - ▶ Pressure from membership
 - ▶ Availability of reserve land
 - ▶ High maintenance costs
 - ▶ High cost of utilities
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SOLUTIONS...

- Increase density of housing- multiplex
 - Build smaller units
 - Use mould resistant materials
 - Improve energy efficiency- aim for net zero
 - Make housing semi-permanent
 - Build in factory
 - Reduce band indebtedness
 - Attempt to set rents as low as possible
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New Housing on Yale Reserve

Why Passive?

**most energy
efficient
standards in
the industry**

- ❖ Long term affordability
- ❖ Triple glazed windows/doors
- ❖ Low maintenance costs
- ❖ Energy efficient
- ❖ Drastically reduces our carbon footprint
- ❖ Innovative
- ❖ Good for our people, good for business, good for the planet

“You can heat these units with a fart!

....or six 100 watt lightbulbs.”

▶ ----Passive housing expert

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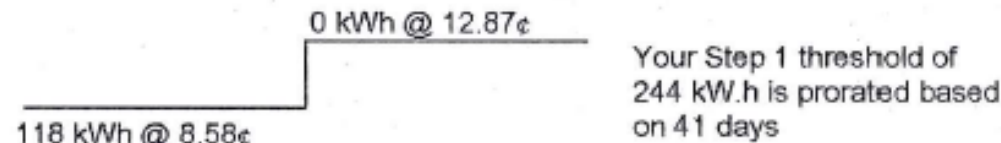
2 BEDROOM- PASSIVE 6-PLEX AT IR9
MOVE IN DATE WAS APRIL 1, 17





Previous Bill	Balance payable from your previous bill	38.21
	Balance from your previous bill	\$38.21
BC Hydro	Electric Charges	
	Sep 21 to Oct 31 (Residential Conservation Rate 1101)	
	Basic Charge: 41 days @ \$0.18990 /day	2.09*
	Usage Charge¹	
	Step 1: 118 kW.h @ \$0.08580 /kW.h	10.12*
	Step 2: 0 kW.h @ \$0.12870 /kW.h	0.00
	Rate Rider at 5.0%	0.61*
	* GST	0.6
		\$13.46

Your total consumption for the billing period is 118 kW.h and your Conservation Rate breakdown is as follows:



¹For more information on the Conservation Rate visit bchydro.com/conservationrate.

Taxes

The following is a summary of taxes billed to your account since your last invoice:

GST at 5 % on 12.82	0.64
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Balance payable	\$51.67
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Ruby Creek 6-plex Hydro bill- Sept-Oct 2017



2 bedroom Passive 4-plex
Move-in date was Oct. 1st, 17







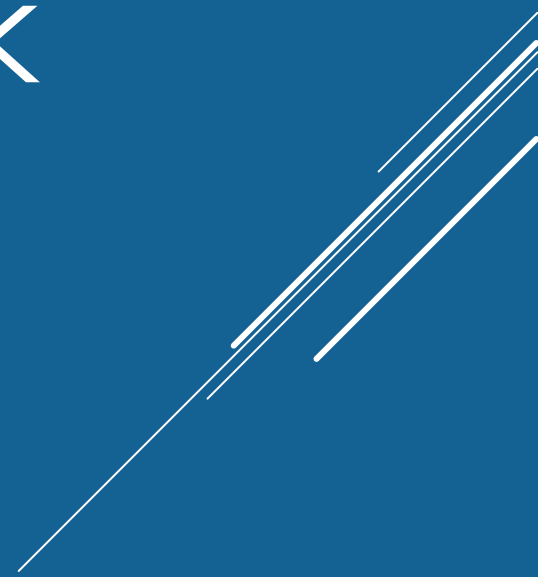
Ruby Creek Reserve BEFORE



AFTER

NEXT FOR YALE FIRST NATION.....

12 tiny homes at Ruby Creek





3 X 1 bedroom triplex (9 apartments)



1 X 2 bedroom duplex


1 X 4 bedroom, 2 baths



Adding 17 bedrooms to our reserve on three typical lots.

ACHIEVING NET-ZERO

Approximately \$23,000 per unit will install an array of solar panels to power these homes providing enough energy to run these homes.

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THANK YOU!

CRYSTAL SEDORE, HOUSING MANAGER,
YALE FIRST NATION

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