



David Nairne + Associates Ltd

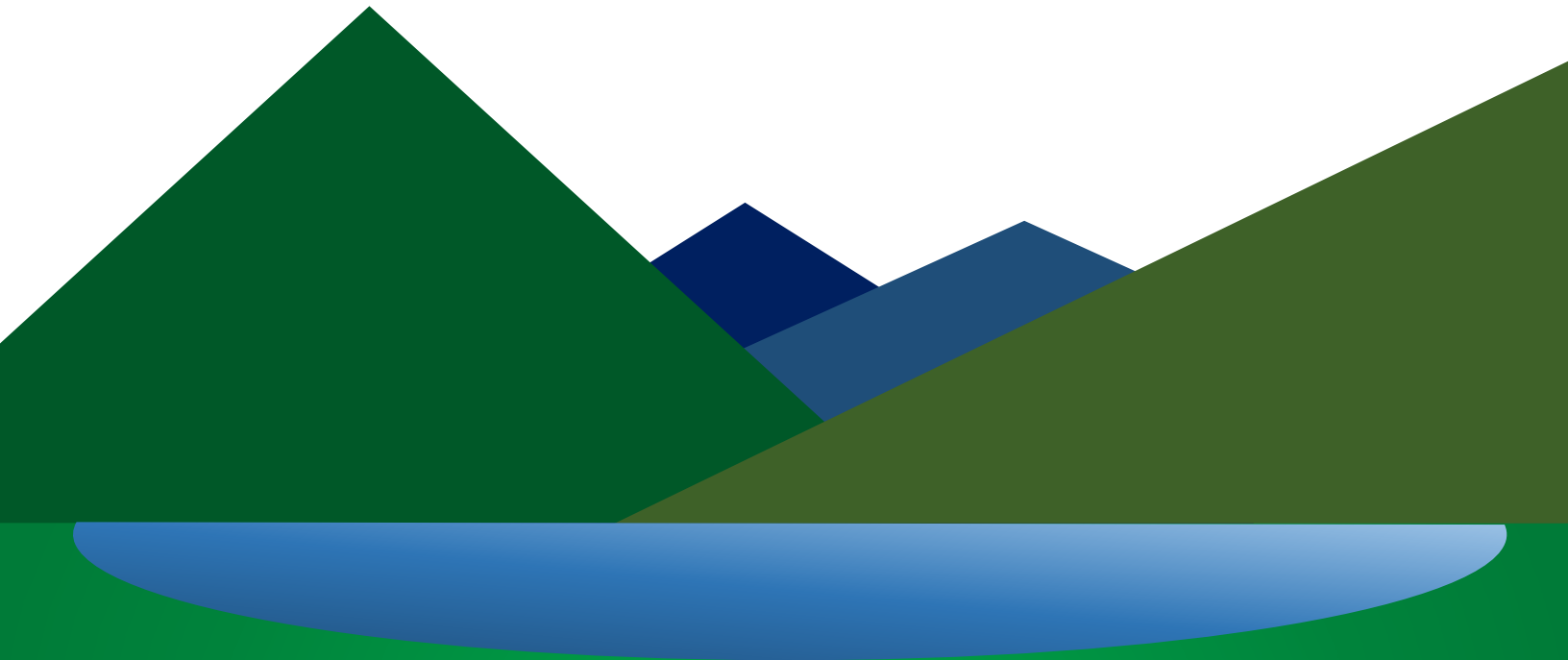
Contact: Emma Fairfield
efairfield@davidnairne.com

250 – 171 West Esplanade
North Vancouver, BC
V7M 3J9
T. 604.329.9940

www.davidnairne.com

Kelly Lake | May 2020

COMMUNITY HOUSING PLAN



DNA

David Nairne + Associates Ltd.

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1.0 INTRODUCTION

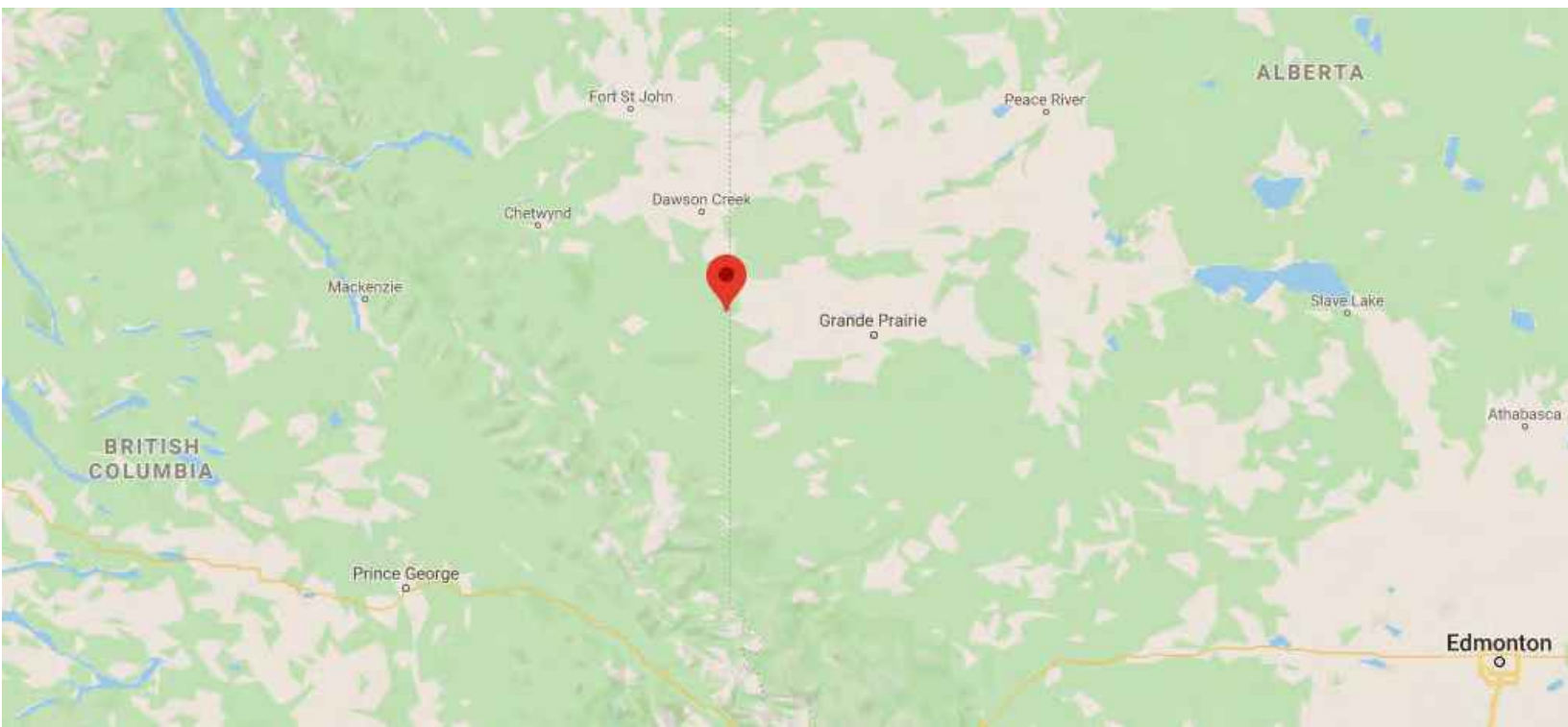
Kelly Lake is an Indigenous community on the border of British Columbia and Alberta. It is approximately 80 kilometres south of Dawson Creek along Highway 2 South and falls under the Peace River Regional District and the Peace River South Local Health Area.

In September 2019, DNA began working with the Kelly Lake Community, BC Housing and the BC Ministry of Indigenous Relations and Reconciliation (MIRR) to identify ways to address housing needs in Kelly Lake.

The Plan includes:

- The community vision and values statement
- A demographic and economic profile of the Kelly Lake community
- An overview of the current housing situation and economic context
- A summary of the community engagement process
- An analysis of the affordable housing need based on availability, overcrowding and population growth
- The number of housing units to meet current and anticipated housing needs over the next 10 years
- The potential affordable housing and site options
- The 10-year plan for addressing housing needs
- Potential funding sources

The sources used for this assessment are the BC Stats Sub-Provincial Population Projections, the 2016 Census Profile, and a thorough engagement process.



2.0 COMMUNITY ENGAGEMENT

Community engagement was key to establishing the foundation of this Housing Plan. This process provided several opportunities to get involved to help identify needs and to direct the development of the plan. Additionally, frequent meetings were held with the Kelly Lake Housing Committee as well as MIRR. Findings from the community engagement process are highlighted throughout the document. Summaries of community engagement activities, including agendas and outcomes from meetings are presented in the Appendix.

2.1 Community Survey and Housing Inventory

There are 34 houses in the community. A community member was hired to go door to door with a survey. In total, 27 households, representing 93 community members, completed the survey. Respondents answered questions related to their values and vision for Kelly Lake as well as providing information about their homes and households.

2.2 Community Workshop #1

50 members attended the first community workshop held in Kelly Lake on May 25, 2019. The workshop was facilitated by representatives from Kelly Lake Housing Society, BC Housing and David Nairne + Associates, Ltd. The format included presentations and small group discussions, facilitated by members of the Kelly Lake Housing Society. Workshop topics included a review of the housing needs assessment and survey results, potential housing types, funding sources for renovations and new construction, economic development and land use planning. Please refer to Appendix 1 for the summary report.

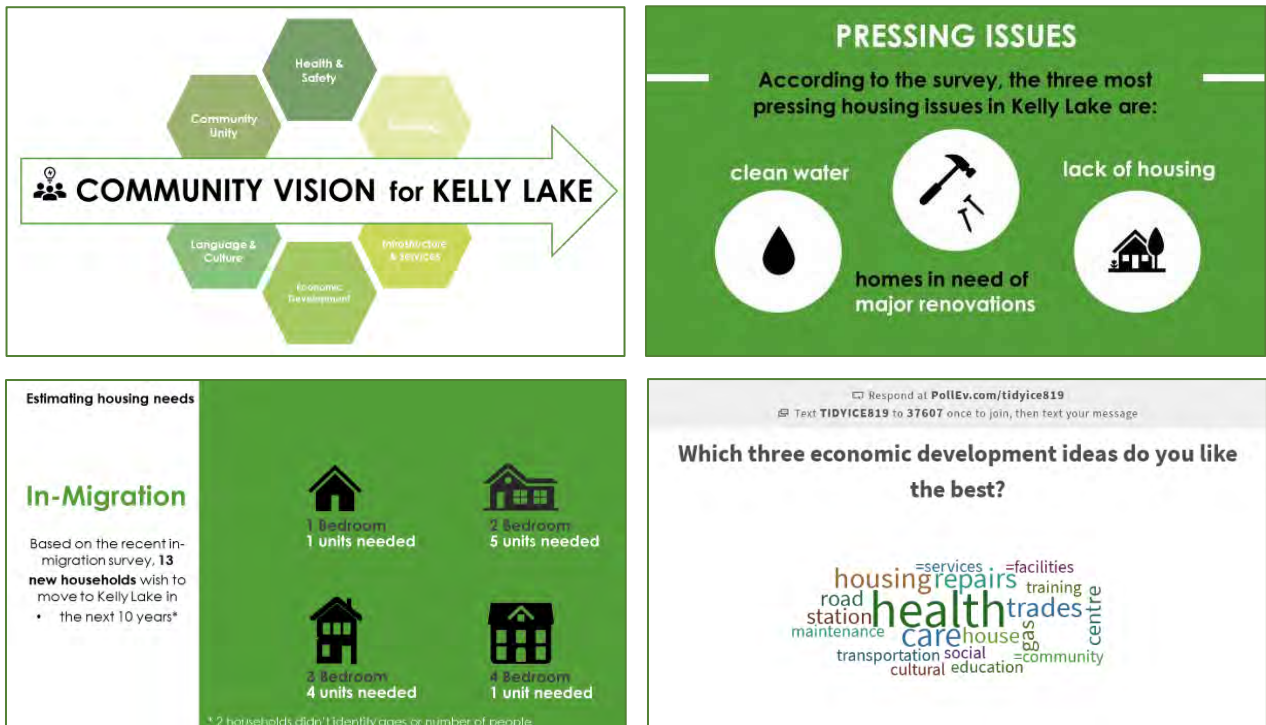


2.3 In-Migration Survey

An in-migration survey was administered to members to determine their interest in moving to Kelly Lake. There were 19 responses to the survey. 18 respondents said they want to move their families to Kelly Lake; 13 of whom would like to do so in the next 4 years if there was available housing.

2.4 Community Workshop #2

The second community workshop was held in January 2020. 20 community members were in attendance; attendance was low due to the -37 degree weather. Workshop discussions included a project update, community goals and opportunities, estimating housing needs, potential sites for new housing, housing types and potential funding sources. Please refer to Appendix 1 for a summary of workshop outcomes.



- **Housing:** Community members would like to see appropriate, safe and affordable housing for all those that would like to live in Kelly Lake.
- **Employment:** Community members would like there to be job opportunities in Kelly Lake, so people can live and work in the community.
- **Services:** Community members wish to have more services offered. Those mentioned included: communication, health, safety (fire and ambulance), public works and services specifically for seniors.
- **Clean Water:** Community members would like to have clean drinking water.

3.3 Strategic Goals

The following present the Strategic Goals to be addressed through this Housing Plan.

- Ensure there is appropriate and available housing for those who wish to live in Kelly Lake
- Provide housing and services to our Elders
- Ensure the services and infrastructure are available to support our members
- Grow the economy to ensure there are local employment and business opportunities
- Continue to explore and practice our culture and traditions
- Enhance unity in our community

Why would you move to Kelly Lake?

Residents were asked why they would move to Kelly Lake. They responded with pride for their community, emphasizing the safety for their families and the beautiful surrounding as reasons for moving to the community. Answers are depicted in the word cloud to the right.



4.0 COMMUNITY DEMOGRAPHIC & ECONOMIC PROFILE

The community demographic and economic profile provides an overview of Kelly Lake and is based on available statistics.

4.1 Population

According to the 2016 Census, there were 76 people living in Kelly Lake. The 2018 housing inventory puts the population at 93 (an increase of 22%).

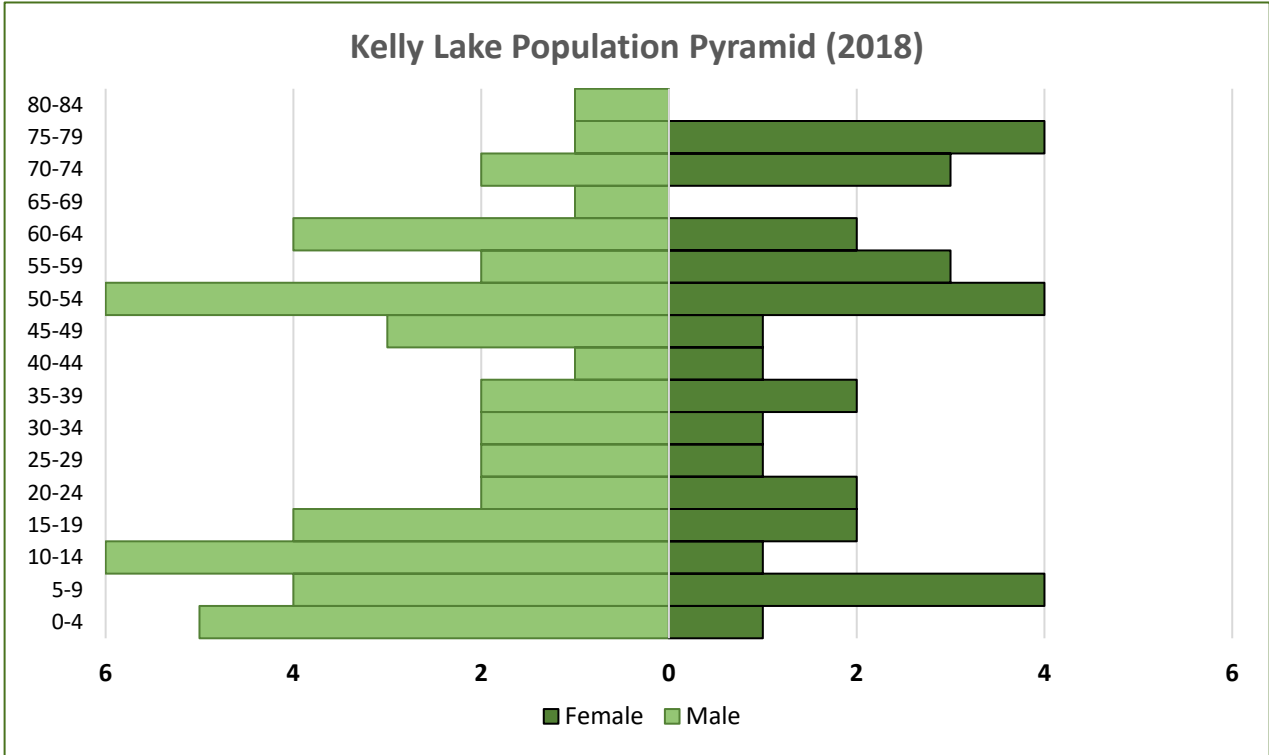
Due to limited data, the historic growth rate of the Kelly Lake community cannot be calculated. However, according to BC Statistics the population of the Peace River South Local Health area will grow by 0.57% in the next 10 years.

The lack of availability housing in Kelly lake has limited population growth in the community.

4.2 Age Profile

According to the Housing Inventory, the average age of those living in Kelly Lake is 37.6 which is younger than the provincial average of 42.3 years. The largest age group is 50-54 and 60% of the population is male. The following shows a breakdown of the age and sex of the Kelly Lake community members based on the survey.

There are currently 18 Elders over the age of 60 living in the Kelly Lake community. There are also Elders living outside the community who have expressed interest in moving back.



Source: 2018 Community Survey and Housing Inventory

4.3 Income

The incomes in Kelly Lake are lower than the province as whole. According to the 2016 Census, the median total income of households in 2015 in Kelly Lake was \$43,648 compared to \$69,995 for all of BC. Over the same time period, the unemployment rate was 77.8% compared to the province at 6.7%.

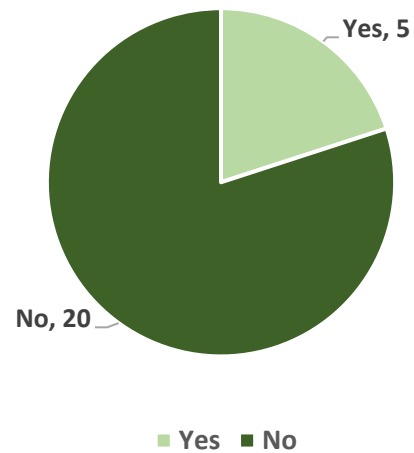
4.4 Housing

According to the Housing Inventory, there are 93 community members living in 27 houses. The average household size is 3.4. This is considerably higher than the provincial average of 2.4 people per house.

The majority of homes in Kelly Lake are single family homes (19); 4 households indicated they live in trailers and 4 chose not to answer the question.

There are a variety of household types and sizes in Kelly Lake. Only 5 out of 25 respondents to this question said they were appropriately housed. However, 2 of those 5 respondents said their houses needed major repair.

Appropriately Housed



4.5 Economic Development Opportunities

As part of the community engagement Kelly Lake community members were asked to identify the potential local economic development opportunities. There were 4 main themes identified. These are detailed below:



5.0 HOUSING NEEDS

Overall, Kelly Lake requires 30 new homes to meet its current housing needs. As presented below, 7 units are required to address overcrowding and 22 are required for replacement. Please refer to Appendix 2 for the Needs Assessment.

5.1 Overcrowding

Overcrowding refers to two or more households living in one home. Based on the community housing inventory (see Appendix 3), there are 7 overcrowded homes in Kelly Lake. The average household size is 2.9. The table below shows the the number of required units, by size.

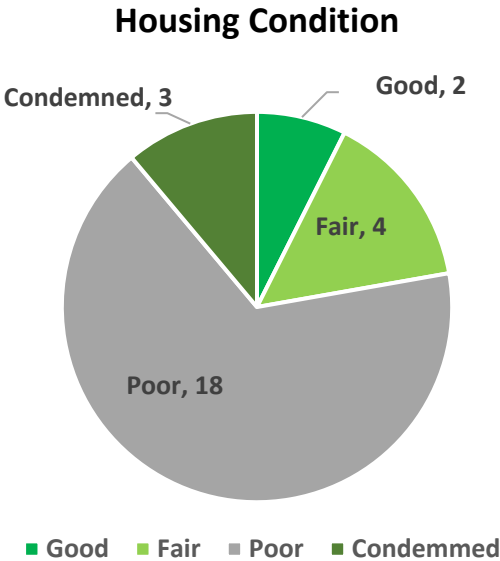
Required Units by Size	
1 Bedroom	2
2 Bedroom	1
3 Bedroom	3
4 Bedroom	1

If these units are added to the Kelly Lake housing stock, there would be 93 people living in 35 units, resulting in an average household size of 2.7, compared to 2.4 in the Province as a whole.

5.2 Replacement

21 of the 27 households that responded to the Housing Inventory, assessed their home as in poor or condemned condition. Only 6 homes are in fair or good condition. The chart below shows the breakdown of the housing conditions in Kelly Lake.

It is assumed that the homes in condemned and poor condition will need to be replaced and that the balance of homes will require renovations.



6.0 EMERGING HOUSING NEED

As a result of in-migration demand and household formation, Kelly Lakes requires 13 new units over the next 10 years to address its emerging housing need.

6.1 In-Migration

The in-migration housing need is based on the following assumptions:

- A total of 10 people wish to in-migrate to the Kelly Lake Community over the next 10 years.
- The composition of the people coming to the community will be 2 families of 4 and 2 singles.

Based on these assumptions 4 new houses are required to meet in-migration demands over the next 10 years.

6.2 New Household Formation

As the younger groups in the community age, new households will form. It is assumed that, on average, the 20 to 24 year old age group will form the majority of new households. The estimate of new household formation considers the natural ageing of the Kelly Lake community population. New household formation is based on the following assumptions:

- There are currently 6 people between the ages of 15 to 19 who may form new households over the next 5 years.
- There are currently 7 people between the ages of 10 and 14 who may form new households over the next 10 years.
- A headship ratio of 0.65 has been assumed.

Based on the above information, 9 new units over the next 10 years will be required to meet new household formation demands.

7.0 HOUSING NEEDS ASSESSMENT

As summarized in the table below, Kelly Lakes requires a total of 42 houses to meet its 10 year housing need.

7.1 New Homes

	Existing	1-5 year	6-10 year	Total
Replacement	21	0	0	21
Overcrowding	7	0	0	7
In-Migration	0	2	2	4
Household Formation	0	4	5	9
Total	28	6	7	41

An average cost of \$200/sq.ft. has been assumed for new home construction.

7.2 Renovations

It is assumed that the remaining 14 homes will require significant renovations to improve their quality and life expectancy. According to a visual condition assessment completed by BC Housing for multiple addresses in Kelly Lake, the following a general breakdown of renovation costs per home:

Structural	\$7,500
Roof	\$15,000
Mechanical	\$7,000
Ext. Wall Finishes	\$25,000
Ext. Doors	\$10,000
<u>Subtotal</u>	<u>\$82,500</u>
Soft Costs	\$7,000
<u>Contingency</u>	<u>\$7,000</u>
Total	\$96,500



The total cost for renovations to 14 homes are estimated to be \$1,351,000.

8.0 HOUSING OPTIONS

After being presented with the options identified below, community members reinforced that single family homes with basements are the preferred housing options. Townhouses, duplexes and triplexes are acceptable forms of multi-family housing.

8.1 Single Family Home (3 Bedroom)



Plan



Elevation Option B



8.2 Duplex



Plan



Elevation



8.3 Triplex



8.4 Townhouse



9.0 SITE OPTIONS

The Nihik Management Society has identified 3 potential sites for the development of new housing in Kelly Lake. The following provides an assessment of each site.

NIKIHK MANAGEMENT AND COMMUNITY DEVELOPMENT SOCIETY SITE OPTIONS MATRIX			
Lot #	107	unknown - does not appear labeled in PRRD map data	19575
PID	014-683-687	014-683-571	004-335-911
Assessed Value	\$1 (Declared Value)	56400	\$116,600 (land value of \$84,300, building value of \$32,300)
Zoning	P-1 "Public Service"	RR-1 (Zoning Bylaw 479 in effect) "Rural Residential Zone"	RR-1 and A-2 "Rural Residential Zone & Large Agricultural Holdings"
Legal Description	BK A OF DL 314 PEACE RVR DISTRICT	BK B OF DL 314 PEACE RIVER EXC PLS 26278 27888 29445 & 30960	N 1/2 OF DL 343 PEACE RIVER EXC PLS 30632 & 33122
Size	2.16 hectares/ 5.36 acres	7.32 hectares/18.0 acres	39.89 hectares/98.58 acres
Proximity to Service	The Kelly Lake Community Centre is located on this lot.	Adjacent to KLCC	1.3 km from KLCC (15 minute walk)
Services	Sewage (Kelly Lake SA)	Sewage (Kelly Lake SA)	Sewage (Kelly Lake SA)
Site Description	Situated on the north side of the lake, south along Kelly Lake Road. There are trees along the West/South/East edges of the lot and what appears to be two buildings and a large surface parking lot in the middle of the eastern side.	Situated on the north side of the lake, adjacent to the Kelly Lake Community Centre. Lot is large and rectangular with heavy tree coverage on western side. A clearing with grass and walking paths could indicate a park on the eastern side of the lot. On the middle northern edge, there is a smaller lot containing a house or development.	Situated on the west side of the lake, west along West Fritton Road and south of Kelly Lake Road. Site is almost triangular in shape. Heavy tree coverage on Southwest corner of lot.
Developed/Vacant	Developed (Community Centre)	Mostly vacant, walking paths, might have a park	Appears mostly vacant, with one building constructed in 1980 (manufactured home - double wide with 1 bed, 1 bath)
Hazards	Flooding from the lake, erosion along shoreline, winter weather (extreme cold)	Flooding from the lake, erosion along shoreline, winter weather (extreme cold)	Flooding from the lake, erosion along shoreline, winter weather (extreme cold)
Lakeshore Considerations	Protecting riparian areas, access to lakeshore, ecologically sustainable development patterns. Development within 300 meters from the high-water mark must follow section 8.0 of the PPRD Lakeshore Guidelines.	Protecting riparian areas, access to lakeshore, ecologically sustainable development patterns. Development within 300 meters from the high-water mark must follow section 8.0 of the PPRD Lakeshore Guidelines.	Protecting riparian areas, access to lakeshore, ecologically sustainable development patterns. Development within 300 meters from the high-water mark must follow section 8.0 of the PPRD Lakeshore Guidelines.
Road Access	Yes there is direct access to Kelly Lake Road	Yes there is direct access to Kelly Lake Road	Yes there is direct access to both Kelly Lake Road and Fritton Road West




10.0 HOUSING STRATEGY

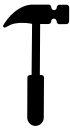
Given the high level of need in the community, coupled with low incomes, a carefully thought out strategy and support from both senior levels of government will be required to meet Kelly Lake's housing needs.

10.1 10 Year Housing Plan

Below is a plan to meet the housing needs over the next 10 years. Please note that the implementation of this plan is linked to the ability to access funding.

Housing Development Plan relative to Housing Need

Housing Need*		FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
		Housing Need from Previous Year	29	18	10	7	4						
		+		2	2	2		2	2	2	1		13
		Housing Need from This Year											
		Total Need This Year	29	20	12	9	4	2	2	2	1		81

Housing Units Constructed		FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
		Need New Lot				5	5	4	2	2	2	1	
		+		10									21
		Use Same Lot	11										
		Total Constructed This Year	11	11	5	5	4	2	2	2	1		44

Housing Need	Total Need		19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
		-	Total Constructed	18	10	7	4						

Lot Development Plan

	FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
Available Subdivison Lots				10	5	10	6	4	2	10	9	56
Potential Infill Lots												0
Housing Units Constructed on New Lots				5	5	4	2	2	2	1		21



	FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
Lot Surplus or Deficit				5		6	4	2		9	9	35
Lots Constructed This Year			10		10				10			30

Serviced Lots Available

FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
		10	5	10	6	4	2	10	9	9	65

*Note: In year 20/21, “Housing Need from Previous Year” is the existing housing demand to accommodate overcrowding housing replacement and in-migration. “Housing Need This Year” includes household formation, housing replacement and in-migration.

11.0 POTENTIAL FUNDING SOURCES

There are two potential funding sources that could assist Kelly Lake First Nation to implement its housing strategy including the National Housing Co-Investment Fund administered by CMHC and BC Housings Indigenous Housing Fund. The following provides an overview of each of these programs.

11.1 CMHC: National Housing Co-Investment Funds

Overview

- Construction of new affordable housing, focusing on mixed-income, mixed-tenure, and mixed-use
- Integrated with supports and services
- Focus on environmental efficiency, accessibility, social inclusion, and partnerships
- Support for the repair and renewal of existing rental housing that make them more sustainable from a community, environmental and financial perspective

Eligible Projects

- Standard rental, shelters, transitional and supportive housing, seniors housing
- Must have a minimum 5 units (or bed)
- Primary use is residential

Eligible Applicants

- Community housing sector (e.g. non-profit housing organizations and housing co-operatives)
- Municipal, Provincial, and Territorial Governments including their agencies
- Indigenous Governments and Organizations
- Private entrepreneurs/builders/developers

Funding Amount

- Maximum Contribution – up to 40% of eligible costs
- Maximum Loan – up to 95%* of eligible costs

*for repairs (renewal), up to a maximum of 85% loan to value (LTV) on residential component

11.2 BC Housing Indigenous Housing Fund

The Nihik Management Society is currently developing 12 elders' units, funded through the BC Housing Indigenous Housing Fund (IHF).

Overview

- The Province, through the Building BC: Indigenous Housing Fund, is investing \$550 million over 10 years to support the building and operation of 1,750 new units of social housing for projects on and off-nation lands.

Eligible Projects

- Development of new affordable rental units for Indigenous persons within the province of BC

Eligible Applicants

- Indigenous organizations
- First Nations
- non-profit developers in partnerships with Indigenous organizations and First Nations
- for-profit developers in partnerships with Indigenous organizations and First Nations

Funding Amount

- Capital Grant of up to \$200,000 per housing unit (secured by a 35-year forgivable mortgage)
- Interim Construction of up to 100% of approved construction cost
- Take-out Financing available to Indigenous non-profit housing provider secured by 35-year repayable mortgage with a minimum Debt Coverage Ratio (DCR) of 1.0 and satisfying CMHC loan insurance financing requirement for projects located On or Off Reserve lands.
- Operating subsidy is available to assist projects in maintaining affordability (RGI rents for households with incomes at or below HILs). Limited funding for tenant programs may also be available where required.

Proponents' Contributions

- Equity contributions: in the form of land, or other equity (cash, other assets),
- that would increase the viability of undertaking their development.
- Ownership: proponents must demonstrate that they have a mortgageable ownership interest in the proposed site in the form of freehold or a long-term lease at nominal value. Development will remain wholly owned by the non-profit housing provider.

12.0 RECOMMENDATIONS

The following presents the recommendations for moving forward with this Housing Plan.

- Work with MIRR to develop a land use plan and economic development strategy to create jobs for Kelly Lake community members
- Work with BC Housing and MIRR to identify options for emergency housing to create safe housing for community members in unsafe housing
- Continue working with home owners to develop a strategy for transferring ownership of privately owned homes to Nihihk Management Society to apply to the National Housing Co-Investment Fund for renovation funding
- Work with the PRRD to identify opportunities to expand piped water and sewer services to all Kelly Lake community homes
- Identify funding opportunities to improve the quality of privately owned homes
- Identify funding opportunities to replace privately owned homes in condemned or poor condition
- Build 12 one- and two-bedrooms homes to meet the needs of elders in Kelly Lake

APPENDIX A: WORKSHOP OUTCOMES

WORKSHOP #1 REPORT



COMMUNITY HOUSING WORKSHOP SUMMARY
HOSTED BY KELLY LAKE HOUSING COMMITTEE
KELLY LAKE, BC

PREPARED BY:



Contents

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- WORKSHOP WARM-UP - ONE WISH 1
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- APPENDIX 3: LAND USE PLANNING – DISCUSSION MATERIALS
- APPENDIX 4: POTENTIAL HOUSING TYPES – DISCUSSION MATERIALS
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- APPENDIX 6: ECONOMIC DEVELOPMENT – DISCUSSION MATERIALS

- Provide access to new and affordable housing for those members who already live in the community and those who wish to move back.
- Renovate the existing housing stock.
- Explore opportunities for jobs and business development.
- Develop a variety of community facilities to support community spirit, health and culture in the community.
- Improve internal and external road conditions.

DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

As part of the discussions, participants discussed some of the opportunities and constraints facing Kelly Lake regarding the development of additional housing units.

Opportunities

- There is land available in Kelly Lake that can accommodate future development.
- There are residents who have expressed interest in trades training.

Constraints

- There is a current lack of water and wastewater servicing which limits development opportunities.
- Kelly Lake is unique. Available funding and government programs do not provide resources to renovate or build private homes on fee simple land.
- The community has inadequate fire protection; the emergency services come from Dawson Creek.

HOUSING

Workshop participants identified the following key requirements of new housing to be in Kelly Lake:

- High performance windows and insulation
- Houses should be accessible
- Laundry facilities should be on the same floor as the bedrooms
- Carports or a garage
- Woodstoves to provide heat in the cold winter months
- Make sure there is always a washroom on floors with a bedroom

Participants also expressed concern about asbestos in the existing homes and the implications for renovations in the future.

There were significant discussions about past issues around housing including poor construction and residents approving a house plan and then being given a different home. BC Housing stated that they insist of quality, innovative (including passive and solar) homes and provide ongoing asset management and operating support.

ECONOMIC DEVELOPMENT

Workshop participants were asked to identify the Strengths, Challenges, and Opportunities related to economic development in Kelly Lake. Some groups focussed on opportunities while others identified strengths and challenges. The following presents a summary of outcomes from the table discussions.

Strengths

- The natural assets around Kelly lake including the lakes, clean water, forests, and wildlife.
- Community facilities such as the community centre and playground
- The people of Kelly Lake

Challenges

- Politics and disagreement within the community
- Poor transportation related to the lack of vehicles and poor road conditions
- Limited finances to renovate and build new homes
- Pest control
- Limited local services available
- Lack of jobs

Opportunities

- Opportunities include health, tourism, local services, and trades.

The table below presents the consolidated list of Economic Development Opportunities identified by workshop participants.

Economic Development Opportunities

Health and Community Facilities	Tourism	Local Services	Trades
<ul style="list-style-type: none"> • Cultural centre • Community garden • Treatment facility • Daycare • Health care, home care 	<ul style="list-style-type: none"> • Bed and Breakfast • Cabins (campsite) • Summer camp • Walking trail/signs with history/environment • Boat launch/dock • RV Park/ Shower/ power/cabins • Convenience store • Tee pee, beading, cultural camps • Trapping • Guides – ATV • Ice-fishing; ice huts 	<ul style="list-style-type: none"> • Drivers/van/taxi/ bus • Cleaners • Mowers • Water hauler • Dog walkers • Store • Gas station 	<ul style="list-style-type: none"> • Mechanics • Construction company • Carpenters • Electricians • Painters • Laborers • Cooks

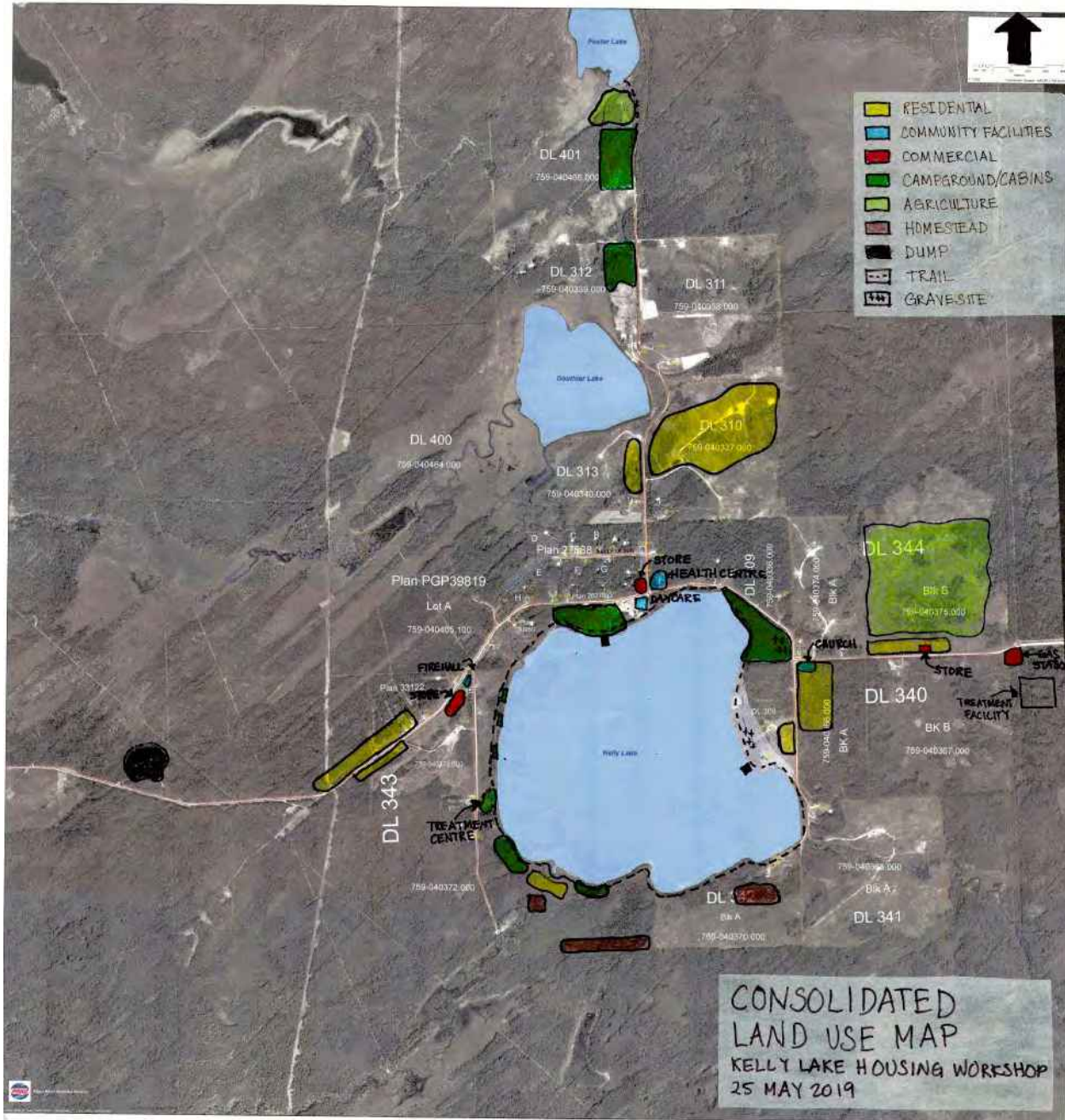
LAND USE

During the workshop, participants utilized the available maps to identify current and potential future land uses in Kelly Lake. The existing land use pattern in Kelly Lake is predominantly rural residential with single family homes on large lots.

The land uses identified include:

- Residential
- Commercial development including stores and a gas station
- Community facilities such as a health centre, daycare, treatment facility and fire station
- Tourism commercial including campgrounds, boat launches and docks
- Trail development around Kelly Lake and near Foster Lake
- Agriculture, including hemp
- Truck bybass route and new roads
- Historic uses, including homesteads

The workshop facilitators encouraged participants to identify areas for existing and new land uses and development opportunities on the maps of Kelly Lake provided at each of the table. The map below is a summary of the ideas that were discussed.



NEXT STEPS

This workshop summary represents just one component of the development of the Kelly Lake Housing Strategy. The next steps in the process are to:

- Review workshop outcomes at the July 3 and 4 Public Safety workshop
- Develop and administer an in-migration and community surveys to gather additional ideas and feedback and reach out to those unable to attend the May workshop
- Summarize the in-migration and community surveys
- Complete the community needs assessment
- Draft the Housing Strategy

Appendix 1: Workshop Agenda and Facilitator's Guide

Kelly Lake Housing Workshop
May 26, 2019 – 9AM to 4PM

Facilitation Team: Kathryn Nairne, David Nairne + Associates (Lead)
Michael Sadler, BC Housing
Kelly Lake Housing Committee (Table Facilitators)

9:30 to 10:00	Opening and Introductions
10:00 to 10:20	Housing Needs Assessment and Survey Results
10:30 to 10:40:	Organize and Warm-up for Group Work
10:40 to 11:00:	Current Land Uses
11:00 to 12:00:	Potential Housing Types
12:00 to 1:00:	Lunch Break
1:00 to 2:00:	Funding for Renovations and New Construction
2:00 to 2:45:	Economic Development
2:45 to 3:00	Break
3:00 to 3:45	Land use Planning
3:45 to 4:00	Wrap-Up and Prize Draw

Kelly Lake Housing Workshop – Facilitators’ Guide

May 26, 2019 – 10AM to 4PM

Facilitation Team: Kathryn Nairne, David Nairne + Associates (Lead)
Michael Sadler, BC Housing
Kelly Lake Housing Committee (Table Facilitators)

9:30AM to 10:00AM – OPENING AND INTRODUCTIONS (Lead: Kathryn)

Kathryn/Housing Committee: Opening, Good morning, etc; provide an overview of the agenda and the workshop objectives and format.

- Go around the room so participants can introduce themselves - say your name and one word that describes you

10:00AM to 10:20AM HOUSING NEEDS ASSESSMENT AND SURVEY RESULTS

- Powerpoint presentation, followed by Q&A (Kathryn)

10:30AM to 10:40 ORGANIZE AND WARM-UP FOR GROUP WORK

- Organize tables so there are 6 to 8 people per table
- Table facilitators to join and introduce themselves

Small Group Warm-up (5 minutes)

- Facilitators hand out one post-it note to each person (post-its will be in the middle of the table)
- Ask participants to answer the following question: *If you were granted one wish for Kelly Lake what would it be?*
- Facilitator will read out each idea to their table and organize according to theme(if possible)

10:40 to 11:00 – CURRENT LAND USES

15-minute discussion

- Place map in the middle of the table and ask participants, if they live in the community, to identify their house (place sticky dots on the map)
- Work with the group to identify other land uses including (participants can use markers to identify on the map):
 - Parks and Open Space
 - Recreation
 - Commercial
 - Industrial
 - Institutional
 - Agriculture

Kelly Lake Housing Workshop – Facilitators' Guide
May 26, 2019 – 10AM to 4PM

11:00 to 12:00: POTENTIAL HOUSING TYPES

30-minute discussion; 15-minute reporting

- Review Kelly Lake Indigenous Housing Fund Housing concept
 - *Review concept on table; record discussion*
- Hand out the Potential Housing Types info package
- Review potential housing types (examples in packages)
 - *Discussion: if we need 42 new housing; how many of each housing type should we have?*

12:00 to 1:00: LUNCH BREAK

- Presentation (KN)
 - summary of discussions from the morning
 - funding opportunities for renovations and new construction

1:00 to 2:00: FUNDING FOR RENOVATIONS AND NEW CONSTRUCTION

45-minute discussion; 15-minute reporting

- Review the funding sources and their key components (matrix)
- Discuss: *As per our discussions this morning, we need XX new houses, how do these funding programs support these needs*
- Discuss: *Are there any new ideas for how we can fund the construction of these houses?*

Wrap-Up: summary of discussion – how are we going to develop XX new houses?

2:00 to 2:45: ECONOMIC DEVELOPMENT

30-minute discussion; 15-minute reporting

- Review the market opportunities handout
- Have participants fill in the Economic Development survey
- As a group consider and discuss the Strengths, Challenges and Opportunities related to Economic Development (facilitator to record)

Wrap-Up: present key highlights for the Strengths, Challenges and Opportunities discussion

2:45 to 3:00 BREAK

3:00 to 3:45 LAND USE PLANNING

30-minute discussion; 15-minute reporting

- Use the map from the Current Land Use discussion to identify where new multi-family and single-family residential will go
- Identify the location of other future land uses
 - *prompt: land uses discussed during economic development workshop such as:*
 - commercial
 - recreational
 - tourism
 - trails
 - industrial
 - *prompt: are there areas that need to be protected from development such as areas of cultural significance or environmental sensitivity?*
- *Wrap-Up: where should new residential go?*
 - *Were any new land uses identified, where?*

3:45 to 4:00 FINAL WRAP-UP, NEXT STEPS AND DRAW PRIZE

Appendix 2: Needs Assessment Presentation

KELLY LAKE HOUSING WORKSHOP



Workshop Outline



Opening and Introductions



Housing Needs Assessment



One Wish



Current Land Use



Housing Types



Funding



Economic Development

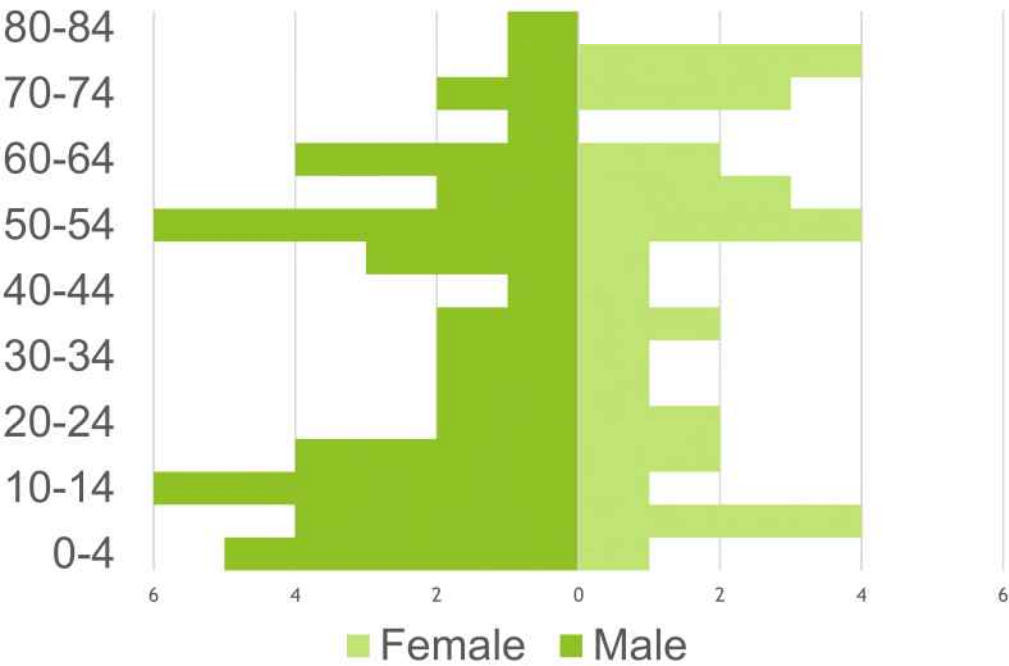


Future Land Uses

Housing Need Assessment - Population Characteristics



Kelly Lake Population Pyramid, 2018



Current population: 93

Average age: 37.6
(provincial average is 42.3)

Largest age group: 50 to 54

Elders (over 60): 18

Housing Need Assessment - Vision and Values



The top wishes respondents had for Kelly Lake are as follows:

Unity: Community members would like to see everyone in Kelly Lake getting along and working together.

Housing: Community members would like to see appropriate, safe and affordable housing for all those that would like to live in Kelly Lake.

Employment: Community members would like there to be job opportunities in Kelly Lake, so people can live and work in the community.

Services: Community members wish to have more services offered. Those mentioned included: communication, health, safety (fire and ambulance), public works and services specifically for seniors.

Clean Water: Community members would like to have clean drinking water.

Housing Need Assessment - Vision and Values



History
Language Low crime rates
Trees Youth Elders Traditions Self-sufficiency
Safe Trust
Sense of community
The lake

Family
People

Housing Need Assessment - Vision



Respondents were asked to consider:

- How Kelly Lake will look in 20 years, if it has developed in a healthy way
- what life will be like for Kelly Lake grandchildren and great grandchildren

Housing Need Assessment - Vision

The results were organized by theme including:

- Health and Safety
- Housing
- Infrastructure and Services
- Economic Development
- Language and culture
- Community Unity



Housing Need Assessment - Vision

Health and Safety

- Our community will be a safe and healthy place to raise children
- There would be no addiction
- Health services would be more comprehensive and faster
- Care home and services for the Elderly

Housing

- Appropriate housing would be available for those who would like to live in Kelly Lake



Housing Need Assessment - Vision

Economic Development

- Education and training would be available to those who are seeking employment opportunities
- The community would be self-sustaining with a vibrant community centre
- Small businesses in the community
- Tourism opportunities
- There are jobs in the community



Housing Need Assessment - Vision

Language and Culture

- The Cree language is spoken
- We will actively practice our traditions such as hunting and gathering

Community Unity

- Everyone would get along and there would be well-attended community gatherings
- Community members help and support each other
- Leadership will lead with openness and honesty



Housing Need Assessment - Existing Need

According to the survey, the three most pressing housing issues in Kelly Lake are:

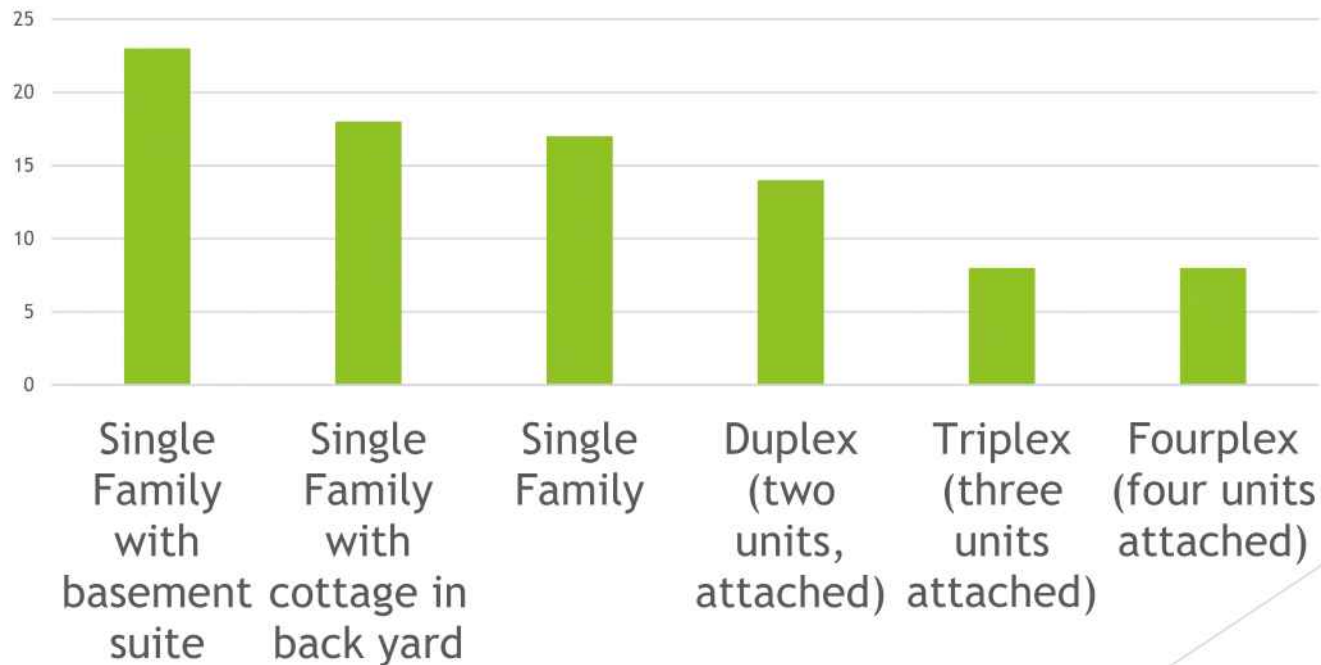
- clean water
- homes need major renovations
- lack of housing



Housing Need Assessment - Existing Need

Housing Types

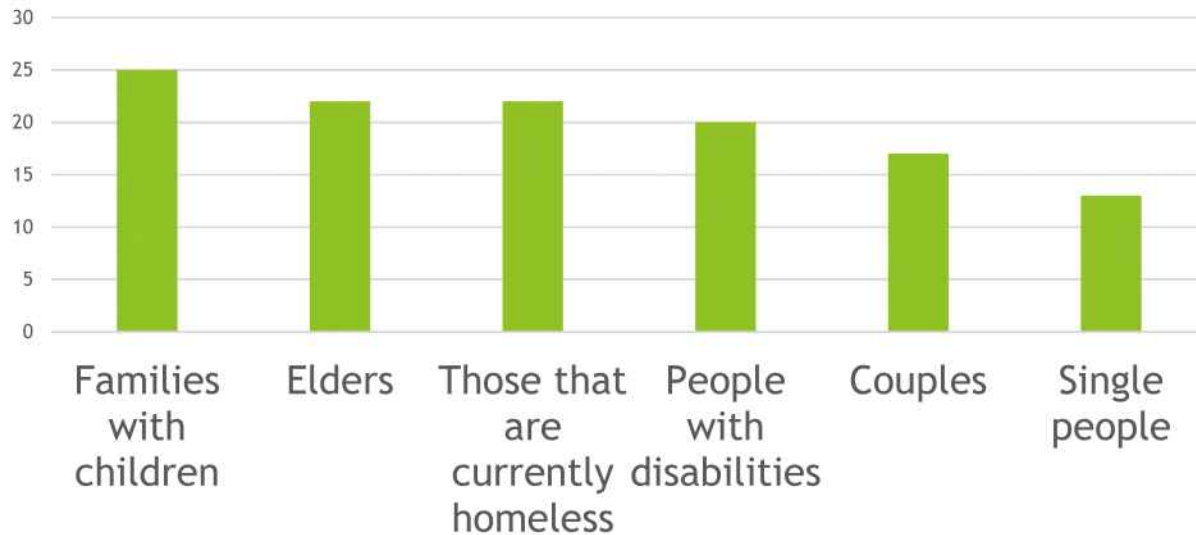
Single family homes with basement suites was the most popular housing type that respondents would like to see in Kelly Lake.



Housing Need Assessment - Existing Need

Household Types

Families with children, elders and those that are currently homeless were selected as those that should receive priority for housing in Kelly Lake.



Housing Need Assessment - Existing Need

Overcrowding

Based on the current overcrowding in Kelly Lake, a total of 8 additional housing units are required to meet the immediate need

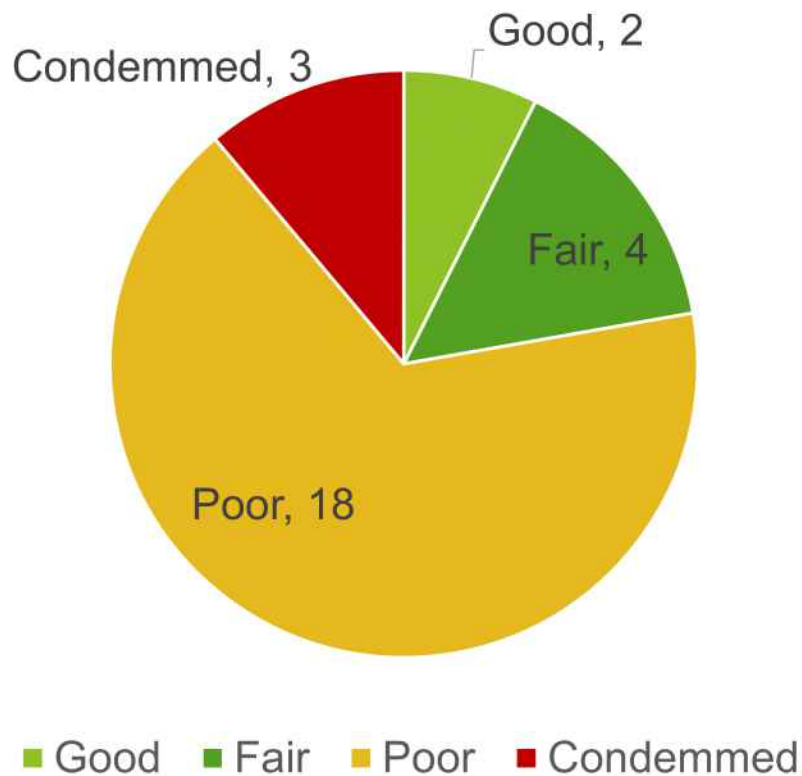
If these units are added to the Kelly Lake housing stock there would be 93 people living in 35 units, which would drop the average household size to 2.7.



1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
3	1	3	1



Housing Need Assessment - Population Characteristics



- 21 of the 27 households that responded to the Housing Inventory, assessed their home as in poor or condemned condition.
- Only 6 homes are in fair or good condition.
- It is assumed that the homes in condemned and poor condition will need to be replaced and that the balance of homes will require renovations.

Housing Need Assessment - Emerging Need

In-Migration

The in-migration housing need is based on the following assumptions:

- A total of 10 people wishes to in-migrate to the Kelly Lake Community over the next 10 years.
- The composition of the people coming to the community will be 2 families of 4 and 2 singles.

Based on these assumptions 4 new houses are required to meet in-migration demands over the next 10 years.



Housing Need Assessment - Emerging Need



New Household Formation

New household formation is based on the following assumptions:

- There are currently 6 people between the ages of 15 to 19 who may form new households over the next 5 years.
- There are currently 7 people between the ages of 10 and 14 who may form new households over the next 10 years.
- A headship ratio of 0.65 has been assumed.

Based on the above information, 9 new units over the next 10 years will be required to meet new household formation demands.

Housing Need Assessment - TOTAL HOUSING NEED



	Existing	1-5 year	6-10 year	Total
Replacement	21	0	0	21
Overcrowding	8	0	0	8
In-Migration	0	2	2	4
Household Formation	0	4	5	9
Total	29	6	7	42

It is assumed that the remaining 14 homes will require significant renovations to improve their quality and life expectancy.

Appendix 3: Land Use Planning – Discussion Materials

Kelly Lake Housing Workshop

LAND USE DEFINITIONS

Agriculture – areas that are used primarily for growing plants or keeping livestock

Commercial - the use of land for the primary purpose of buying, selling, or trading of merchandise or services including, but not limited to, shopping malls, office complexes, restaurants, hotels, motels, grocery stores, automobile service stations.

Industrial (Light) - less capital-intensive and more labor-intensive operations. Products made by an economy's light industry tend to be targeted toward end consumers rather than other businesses (eg. food production, home and office furnishings, garment manufacturing (leather and textiles), printing, etc..)

Industrial (Heavy) - Heavy industries often sell their products to other industries rather than to end users and consumers. They are very capital-intensive, meaning that they require a lot of machinery and equipment to produce (eg. shipbuilding, steel, chemicals, machinery manufacturing).

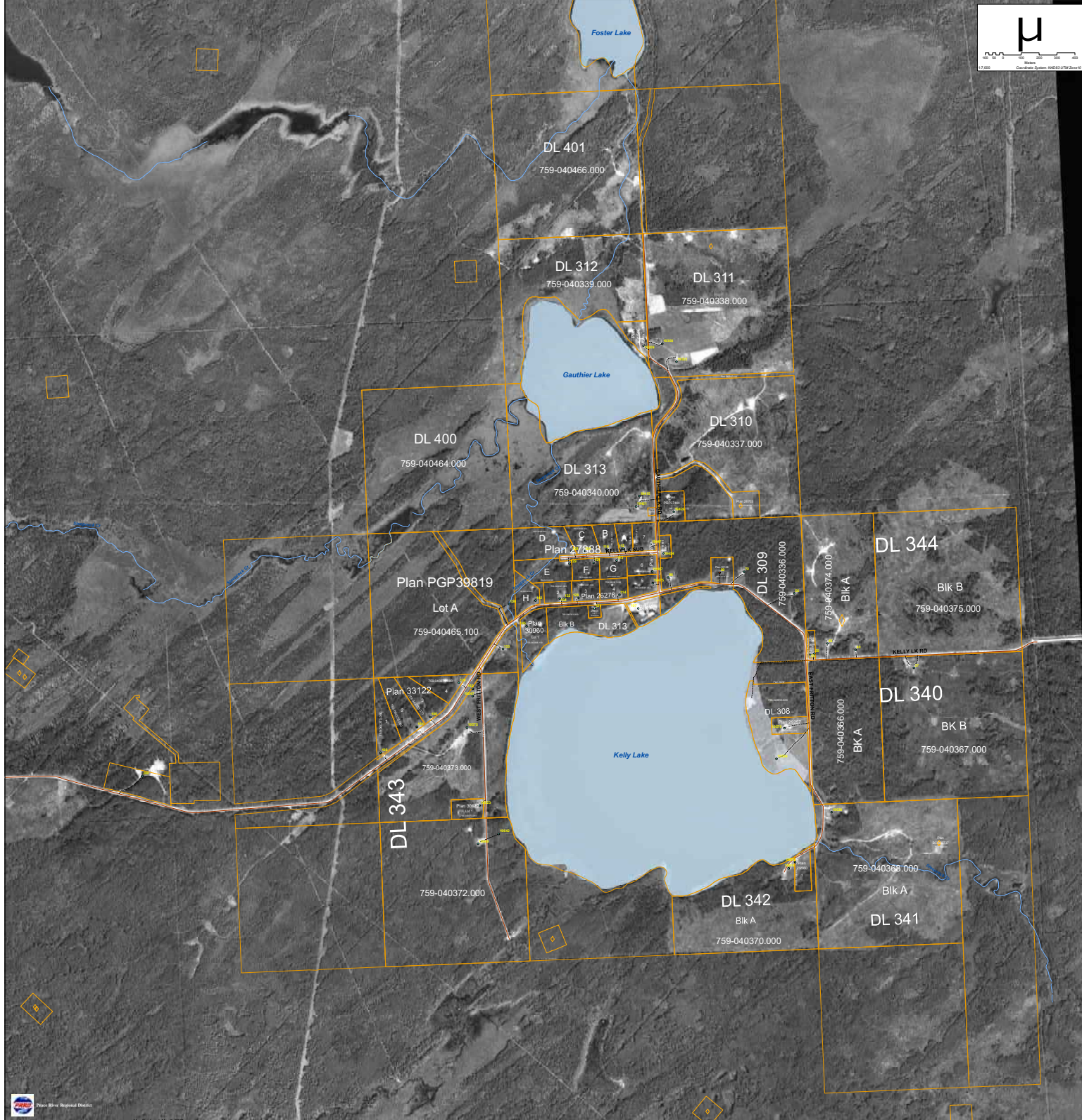
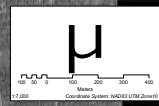
Institutional - and uses are generally defined as land uses developed which serve a community's social, educational, health, cultural and recreational needs. They may include government owned and operated facilities or be privately owned and operated.

Recreation - land used for purposes of recreation, for example, sports fields, gymnasiums, playgrounds, public parks and green areas, public beaches and swimming pools, camping sites and trails.

Residential (Multi-family) - includes two or more residential units that are attached such as duplex, triplex, townhouse or apartment.

Residential (Single-family) – includes single-detached residential units.

Other – other types of land uses that the group identifies but are not included in the definitions.



Appendix 4: Potential Housing Types – Discussion Materials

KELLY LAKE HOUSING



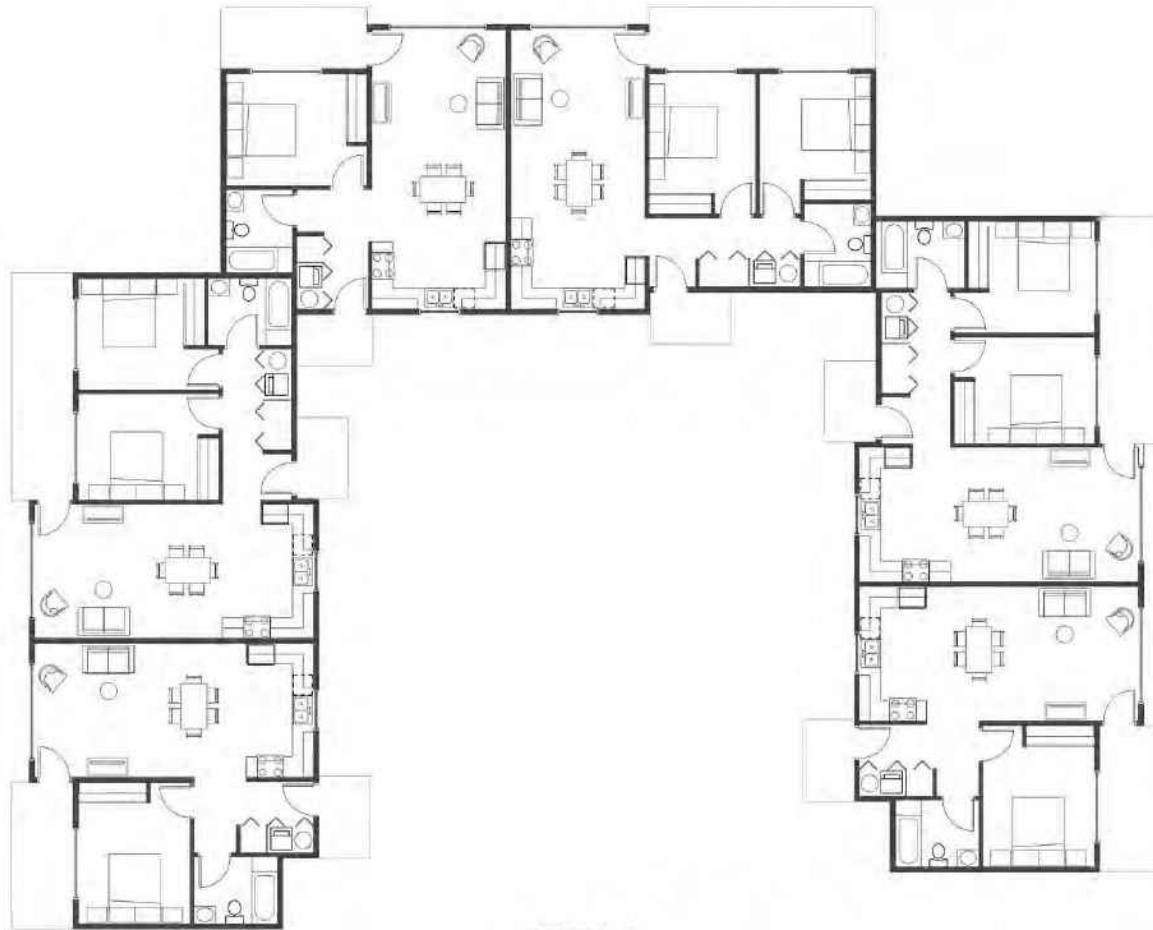
KELLY LAKE HOUSING



ONE BEDROOM FLOOR PLAN
706 SQ.FT



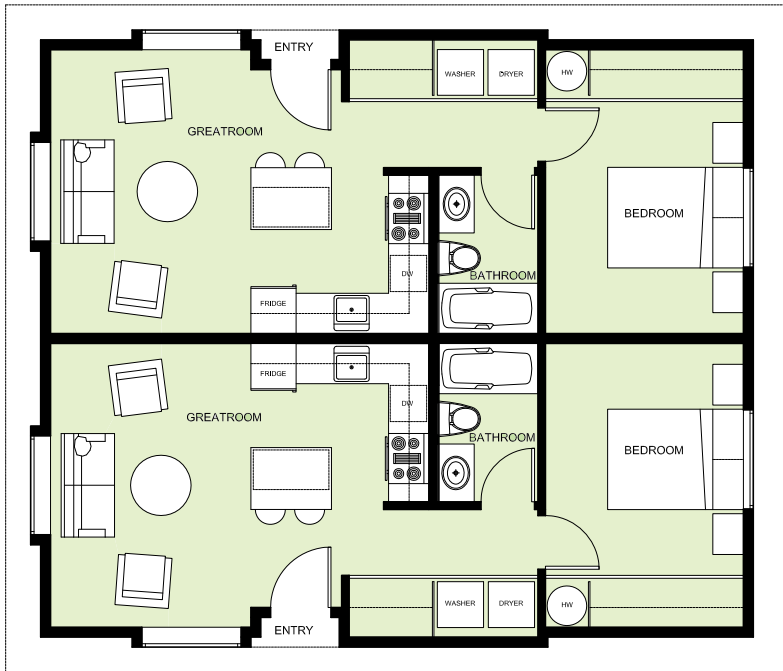
TWO BEDROOM FLOOR PLAN
867 SQ.FT



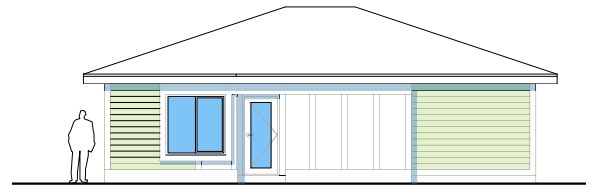
OPTION A

970 ft² Total
485 ft² Unit

Duplex
One BR Unit



Plan

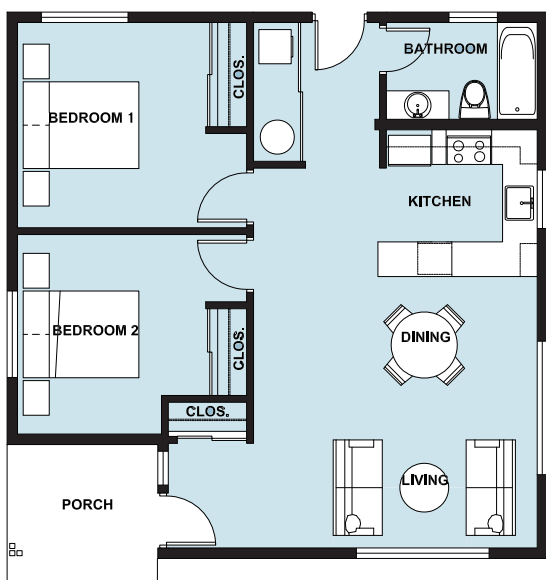


Elevation

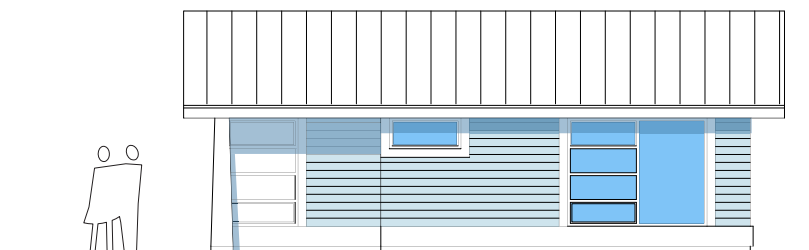


Detached
Two BR Unit

841 ft²



Plan

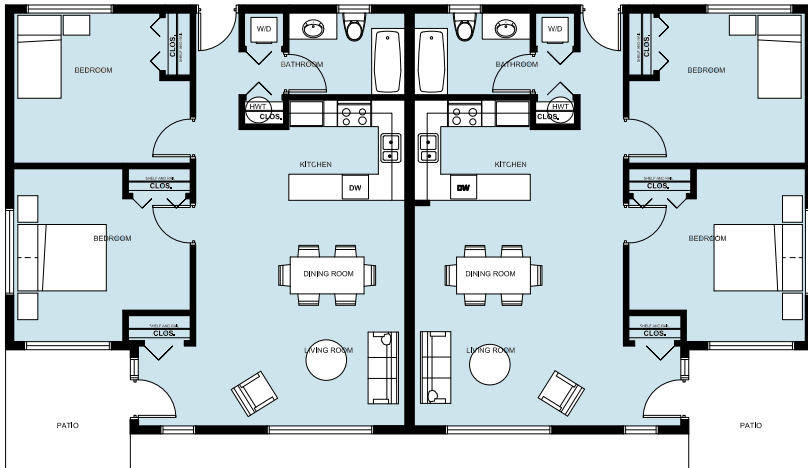


Elevation

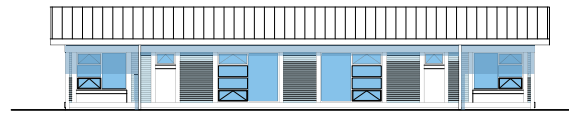


1,830 ft² Total
915 ft² Unit

Duplex
Two BR Unit



Plan

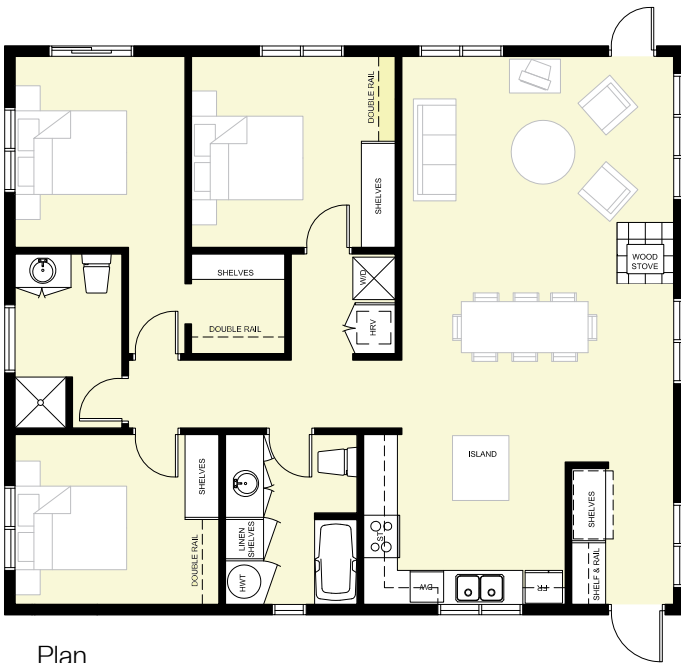


Elevation

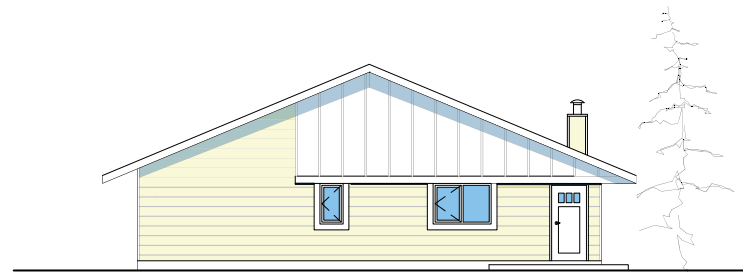


Detached
Three BR Unit

1,250 ft²



Plan

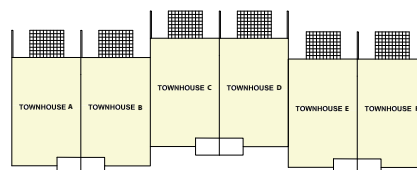
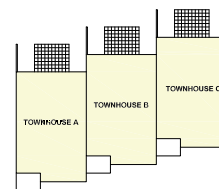
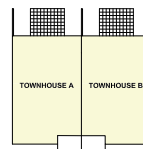


Elevation



Townhouse
3 BR Unit

1,067 ft² Unit



Townhouse Options



Elevation



Plan

Plan +1

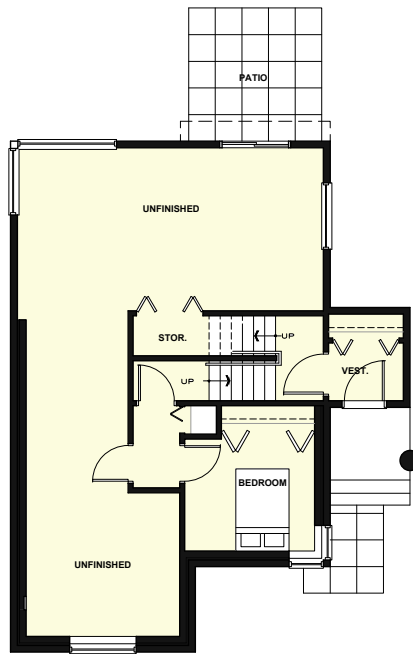


Detached
Three BR Unit

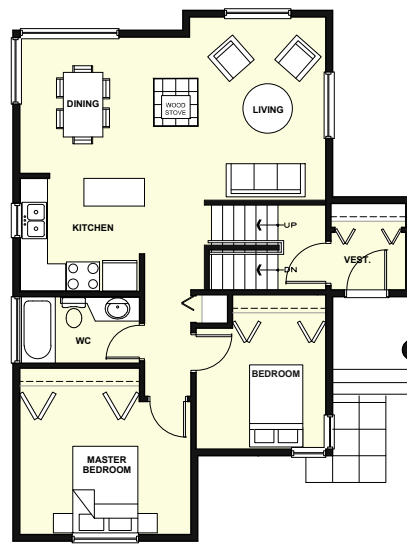
1,630 ft²



Elevation



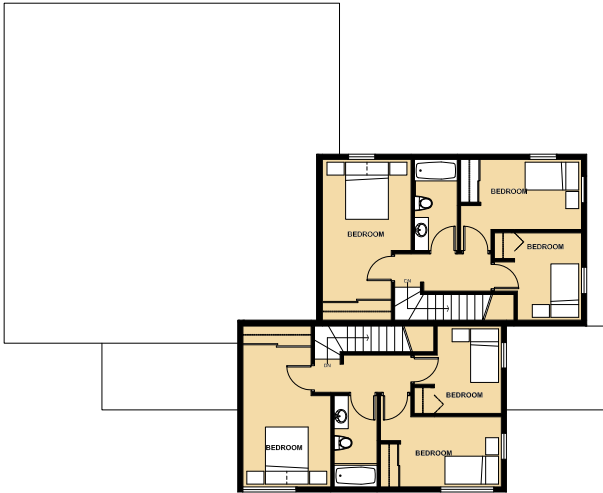
Plan



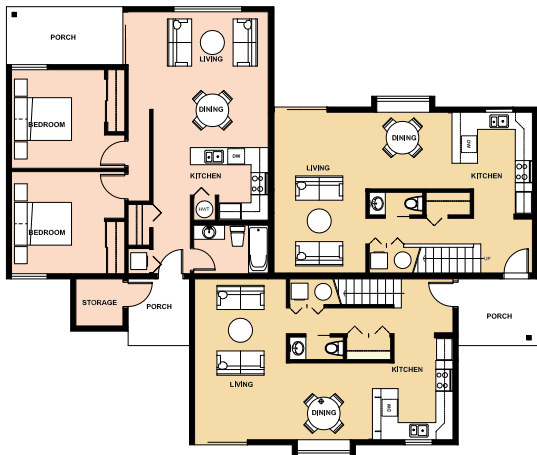
Plan +1



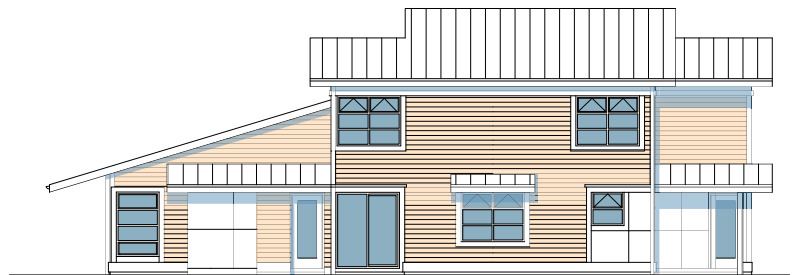
Triplex	2,985 ft ² Total
Two/Three BR	825 ft ² 2BR Unit (1)
	1,080 ft ² 3BR Unit (2)



Plan +1



Plan



Elevation



Appendix 5: Potential Funding for Renovation and New Construction

POTENTIAL FUNDING OPPORTUNITIES – May 2019

Program	Funding Categories	Contribution Level	Important Dates
National Housing Co-Investment Fund	<p>Housing Construction Stream provides low interest loans, capital contributions or a combination to support the development of affordable housing.</p> <p>Housing Repair and Renewal Stream to repair or renew the existing community and affordable housing supply.</p>	<p>The maximum is up to 40% of costs. Funding is decided through a scoring and prioritization process.</p> <p>The maximum is up to 40% of costs. Funding is decided through a scoring and prioritization process.</p>	<p>CMHC accepts applications on a continuous basis and reviews and prioritizes them every 60 days.</p> <p>CMHC accepts applications on a continuous basis and reviews and prioritizes them every 60 days.</p>
BC Housing Indigenous Housing Fund	<p>Capital Grant: up to \$200,000 per housing unit (secured by a 35-year forgivable mortgage)</p> <p>Interim Construction: up to 100% of approved construction cost</p> <p>Take-out Financing: available to Indigenous non-profit housing provider secured by 35-year repayable mortgage with a minimum Debt Coverage Ratio (DCR) of 1.0 and satisfying CMHC loan insurance financing requirement for projects located On or Off Reserve lands.</p> <p>Operating Subsidy: is available to assist projects in maintaining affordability (RGI rents for households with incomes at or below HILs). Limited funding for tenant programs may also be available where required.</p>	<p>Equity contributions: in the form of land, or other equity (cash, other assets), that would increase the viability of undertaking their development.</p> <p>Ownership: proponents must demonstrate that they have a mortgageable ownership interest in the proposed site in the form of freehold or a long-term lease at nominal value. Development will remain wholly owned by the non-profit housing provider.</p>	<p>Call winter 2020.</p>

Housing Need Assessment - TOTAL HOUSING NEED



	Existing	1-5 year	6-10 year	Total
Replacement	21	0	0	21
Overcrowding	8	0	0	8
In-Migration	0	2	2	4
Household Formation	0	4	5	9
Total	29	6	7	42

It is assumed that the remaining 14 homes will require significant renovations to improve their quality and life expectancy.

Appendix 6: Economic Development – Discussion Materials

REGIONAL ECONOMIC PROFILE



POPULATION

- The total population of the Peace River Regional District was 63,000 people in 2016.
- This is a 4.8% increase over 2011.
- The largest age groups are 25 to 29 and 30 to 34.
- The average age is 35.9 - lower than BC as a whole at 43 years.



TOP INDUSTRIES

Top Industries: 2017-2027 (Northeast)

INDUSTRY	2017	2027	CHANGE(%)
Construction	4752	5732	20.61%
Other Retail Trade	4178	4454	6.61%
Other Private Services	3356	3678	9.62%
Food services and drinking places	2882	3270	13.44%
Support activities for mining and oil and gas extraction	2167	2503	15.49%
Truck transportation	2050	2247	9.58%
Elementary and secondary schools	1743	1817	4.26%
Oil and gas extraction	1580	1856	17.47%
Wholesale Trade	1367	1581	15.59%
Other Manufacturing	1194	1163	-2.60%
Management of Companies and Enterprises & Administrative and Support	1153	1361	18.01%
Accommodation services	1013	1149	13.44%
Hospitals	1003	1068	6.48%
Farms	925	949	2.64%
Ambulatory health care services	898	1098	22.27%
Social assistance	867	926	6.86%
Architectural, Engineering and Related Services	751	799	6.44%
Other Professional, Scientific and Technical Services	724	771	6.44%
Real Estate Rental and Leasing	693	740	6.75%
Support activities for transportation	547	599	9.58%

Source: BC Labour Market Outlook 2017-2027



TOP OCCUPATIONS

Top Occupations: 2017-2027 (Northeast)

INDUSTRY	2017	2027	CHANGE(%)
Transport truck drivers	2690	2973	11%
Retail salespersons	1595	1713	7%
Cashiers	1388	1480	7%
Retail and wholesale trade managers	1231	1320	7%
Petroleum, gas and chemical process operators	1034	1150	11%
Accounting technicians and bookkeepers	1018	1103	8%
Food counter attendants, kitchen helpers and related support occupations	922	1046	13%
Cooks	851	978	15%
Administrative officers	849	953	12%
Automotive service technicians, truck and bus mechanics and mechanical repairers	838	926	10%
Heavy equipment operators (except crane)	810	962	19%
Managers in agriculture	756	776	3%
Janitors, caretakers and building superintendents	721	819	14%
Construction trades helpers and labourers	707	850	20%
Administrative assistants	698	757	8%
Elementary school and kindergarten teachers	644	671	4%
Construction millwrights and industrial mechanics	620	699	13%
Registered nurses and registered psychiatric nurses	599	684	14%
Carpenters	550	657	19%
Food and beverage servers	545	618	13%

Source: BC Labour Market Outlook 2017-2027



- Annual Employment growth is expected to be 1% from 2017 to 2027; the construction industry is expected to grow by over 20% during that time

MAJOR INDUSTRY SECTORS

- Renewable Energy
- Agriculture
- Tourism
- Forestry
- Oil and Gas
- Mining





Kelly Lake

HOUSING WORKSHOP #2 NOTES

January 2020 | David Nairne + Associates Ltd.

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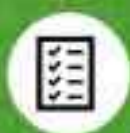
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WORKSHOP OUTLINE

1. What we've done so far + what we've heard from you



2. Community goals + opportunities



3. Estimating housing needs



4. Where could new homes be built?



5. What types of homes?



6. Potential funding sources



PARTICIPANT SUGGESTIONS

- \$ to repair church
- People want to go their own way too much
 - Need to get together
- Community hall expansion and reno
- Health services
- Other programs and services

DISCUSSION

- 20/21 - 9 trailers
- 21/22 - 12 homes, renovations
- Gas station
- How do we pay for renovations?
 - Rented homes
 - Owned homes
- Jobs/economy
- Benefits for resource developments
- Need to prioritize those who need help most
- One home doesn't have running water
- Health
 - Nurse
 - Mental Health
 - Home care – take vitals, check hand, feet and nails
- Possibility of natural gas

CONSIDERATIONS

- Different elevations
- No fire protection
- Electronic and wood stove
- Power outages, can be hungry
- (digital) sign outside centre or sign with letters
- Not everyone has FB
 - Need to deliver flyers to everyone

PRESSING ISSUES

According to the survey, the three most pressing housing issues in Kelly Lake are:



clean water



homes in need of major renovations



lack of housing



COMMUNITY VISION for KELLY LAKE

ECONOMIC DEVELOPMENT

Workshop participants identified the following in Kelly Lake:

STRENGTHS	CHALLENGES	OPPORTUNITIES
<ul style="list-style-type: none"> ✓ Natural assets (lakes, clean water, forests, wildlife) ✓ Facilities ✓ People 	<ul style="list-style-type: none"> ✓ Politics/disagreement ✓ Poor transportation ✓ Limited finances ✓ Pest control ✓ Limited local services ✓ Lack of jobs 	<ul style="list-style-type: none"> ✓ Health ✓ Tourism ✓ Local services ✓ Trades

HOUSING CONSIDERATIONS

Workshop participants identified these key requirements of new housing to be in Kelly Lake:



High performance windows & insulation



Laundry facilities on same floor as bedrooms



Woodstoves to provide heat in cold winter months



Houses should be accessible



Carports or garage



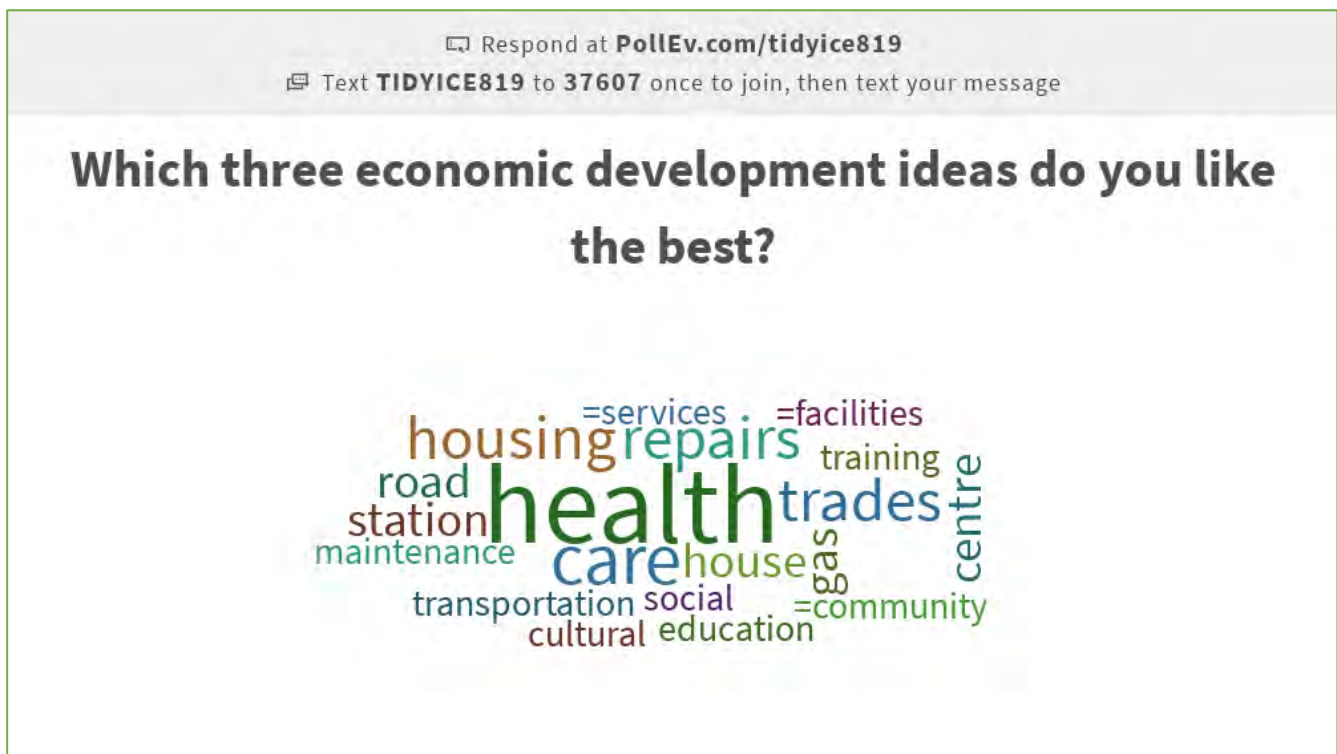
Washroom on same floor as bedrooms

POLL EVERYWHERE RESULTS

ECONOMIC DEVELOPMENT

After discussing economic development opportunities in Kelly Lake, workshop participants were asked to name three economic development ideas that they like best. The most popular answers (as shown in the graphic below) were:

- Healthcare
- Housing
- Repairs
- Trades

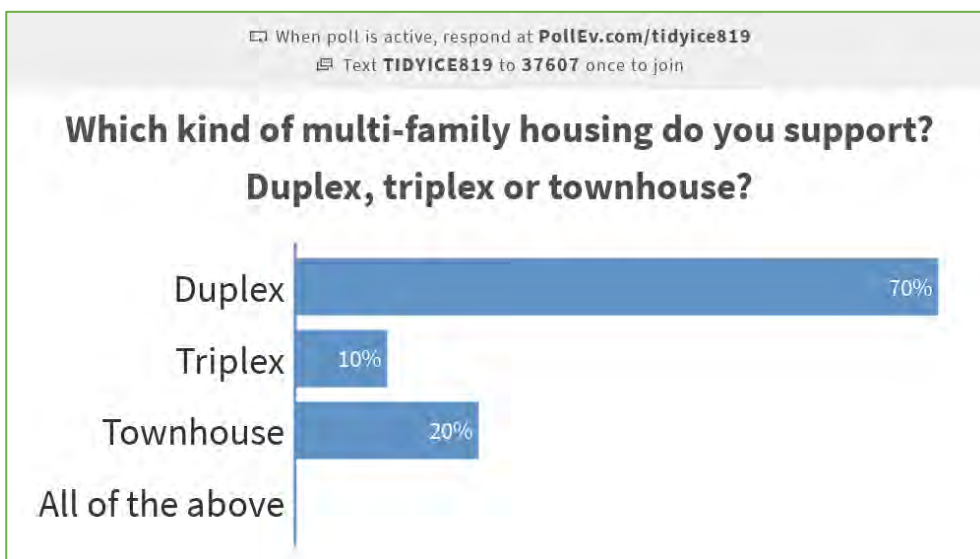
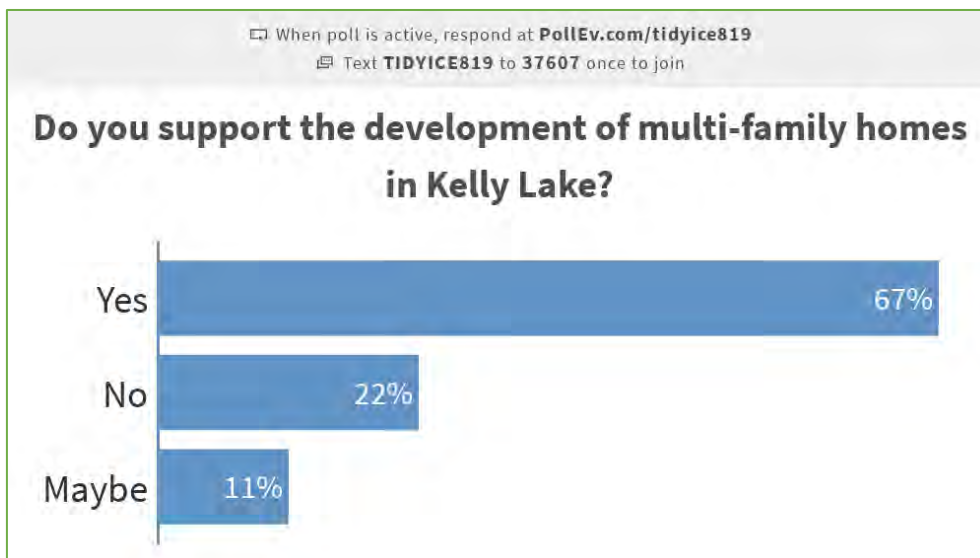


HOUSING

After a brief recap of housing statistics in the community and estimating the needs (based on survey results), some solutions and number of new units needed were discussed. A total of 51 new houses are needed to meet the current and 10-year future housing need.

Workshop participants were asked their preference for types of units via Poll Everywhere (as shown in the graphics below)

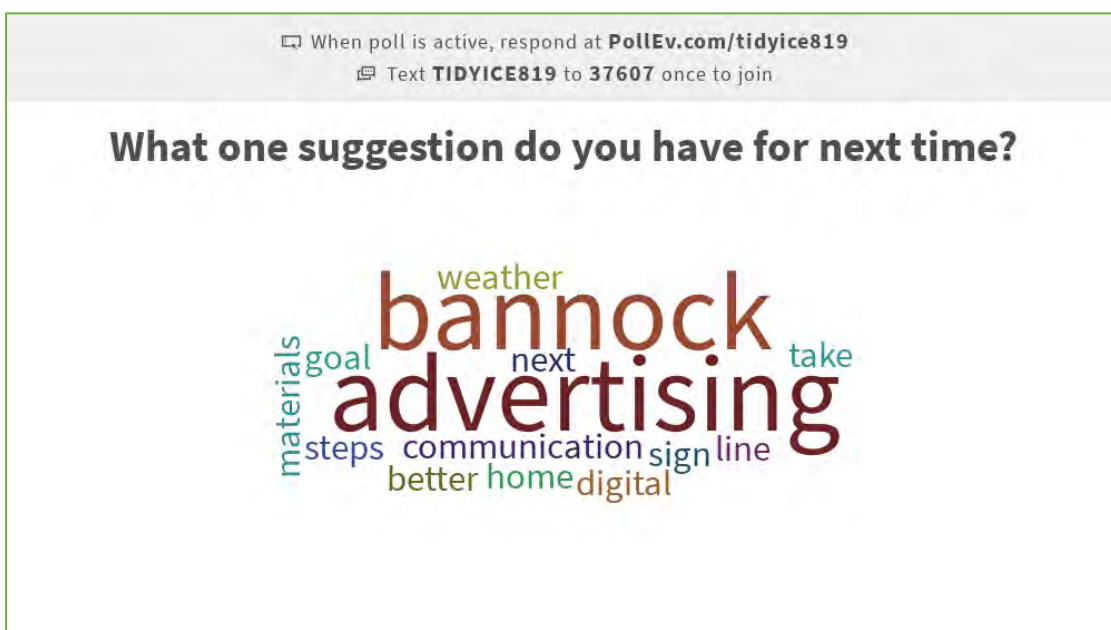
- 67% were in favour of multi-family homes
- 70% were in favour of duplexes, while 20% favoured townhouses. 10% said they would like triplexes.



WRAP UP

After providing some housing concepts and discussing funding opportunities, the community was asked to provide feedback on the workshop itself. People found the presentation to be informative, while enjoying the small group aspect for conversation.

For the next workshop, respondents would like food to be provided (specifically bannock), and for the meeting to be better advertised ahead of time.



APPENDIX A - Presentation

WORKSHOP #2

An aerial photograph of a rural area featuring a large, dark lake in the center. The lake is surrounded by green fields and some buildings. Several roads are visible and labeled: Kelly Lake Rd runs horizontally across the top and right; Fritton Rd W runs vertically on the left; Fritton Rd E runs vertically on the right; and Kelly Lake Subdiv is labeled in the upper left. A thin green horizontal line is positioned below the main title.

HOUSING WORKSHOP #2

Kelly Lake

WORKSHOP OUTLINE

1. What we've done so far + what we've heard from you



2. Community goals + opportunities

3. Estimating housing needs



4. Where could new homes be built?



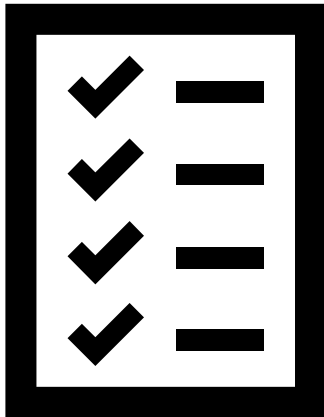
5. What types of homes?



6. Potential funding sources



What we've done so far



01

Community
Survey
& Housing
Inventory

02

World Café

03

In-Migration
Survey

04

Community
Workshop
(today!)

WHAT YOU LIKE BEST...

History
Language Low crime rates
Trees
Youth Elders
Traditions Safe Trust
Self-sufficiency
Sense of community
The lake

Family

People

*“When we come together,
we are strong”*



What we've
heard so far

PRESSING ISSUES

According to the survey, the three most pressing housing issues in Kelly Lake are:

clean water



homes in need of
major renovations

lack of housing





COMMUNITY VISION for KELLY LAKE



COMMUNITY GOALS



Health & Safety

- ♥ Our community will be a safe & healthy place to raise children
- ♥ There will be no addiction
- ♥ Health services will be comprehensive and quick
- ♥ The elderly will have care home options and services

Housing

- 🏠 Appropriate housing will be available for those who want to live in Kelly Lake

COMMUNITY GOALS



Economic Development

- \$ Education and training will be available to those who are seeking employment opportunities
- \$ The community will be self-sustaining with a vibrant community centre
- \$ Small businesses in the community
- \$ Tourism opportunities
- \$ There will be more jobs in the community

COMMUNITY GOALS



Language & Culture

- The Cree language will be spoken more
- We will actively practice our traditions
 - Hunting
 - Gathering

Community Unity

- ✊ Everyone will get along
- ✊ There will be well-attended community gatherings
- ✊ Community members will help and support each other
- ✊ Leadership will lead with openness and honesty

ONE WISH

Renovate existing housing stock

Improve internal & external **road conditions**

Provide access to new & **affordable housing** for both members who live in the community & those who wish to move back

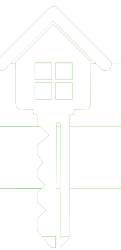
Develop a variety of **community facilities** to support community spirit, health & culture

Explore opportunities for **jobs & business development**



WHY WOULD YOU MOVE TO KELLY LAKE?

traditional territory
good place to raise kids
serene safe cultural experience
community
its my home
raised here family peaceful
quiet
beautiful
sentimental



OPPORTUNITIES

- ✓ There is available land in Kelly Lake that may accommodate **future development**
- ✓ Residents have expressed interest in **trades training**

CONSTRAINTS

- x Current lack of water & wastewater servicing limits development opportunities
- x Funding and government programs do not provide resources for building / renovating homes on fee simple land
- x Inadequate fire protection

ECONOMIC DEVELOPMENT

Workshop participants
identified the following in
Kelly Lake:

STRENGTHS

- ✓ Natural assets (lakes, clean water, forests, wildlife)
- ✓ Facilities
- ✓ People

CHALLENGES

- ✓ Politics/disagreement
- ✓ Poor transportation
- ✓ Limited finances
- ✓ Pest control
- ✓ Limited local services
- ✓ Lack of jobs

OPPORTUNITIES

- ✓ Health
- ✓ Tourism
- ✓ Local services
- ✓ Trades

ECONOMIC DEVELOPMENT OPPORTUNITIES

Treatment facility

Health care

Construction company

Cultural Centre

Home care

Carpenters

Painters

Community garden

Health & Community Facilities

Daycare

Mechanics

Trades

Electricians

Cooks

Labourers

Bed and Breakfast

Ice-fishing & ice huts

ATV Guides

Tourism

Boat launch & dock

Gas station

Water hauler

Walking trail with historical signs

Trapping

Local Services

Convenience store

Cleaners

Tee pee, beading, cultural camps

Cabins (campsite)

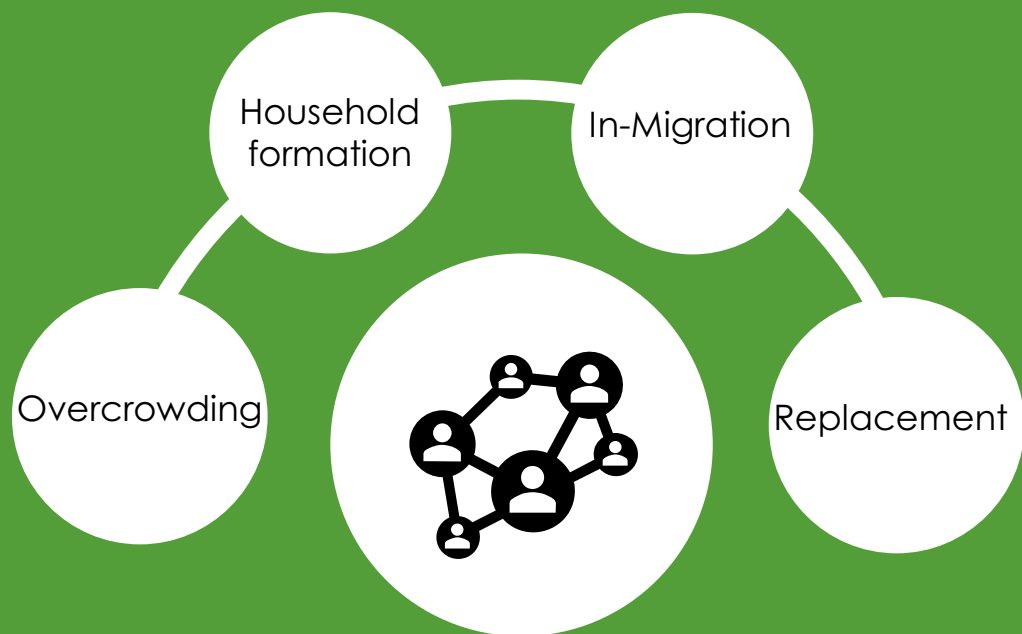
Dog walkers

Mowers

Drivers, taxis, bus

RV Park w/ showers, power outlets & cabins

Which three economic development ideas do you like the best?



Estimating housing needs

Estimating housing needs

Overcrowding

- 8 additional housing units are required to meet the immediate need



1 Bedroom
3 units needed



2 Bedroom
1 unit needed



3 Bedroom
3 units needed

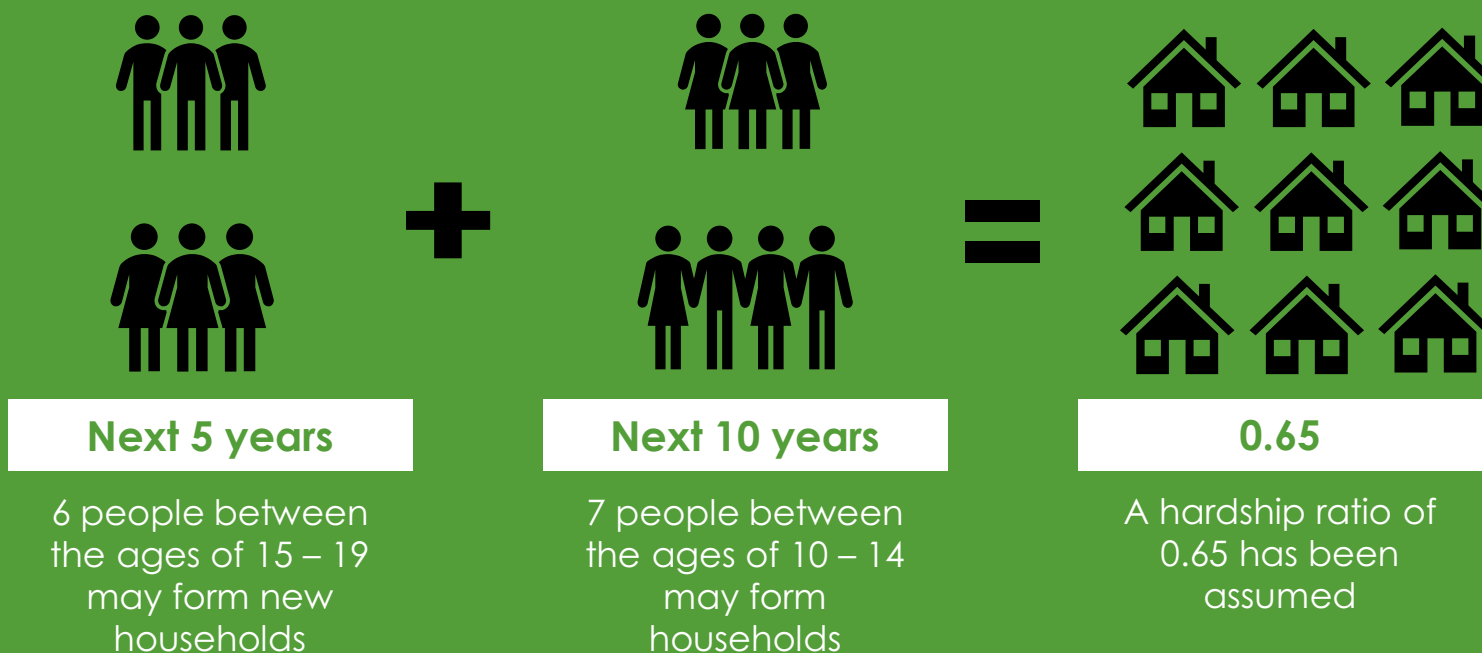


4 Bedroom
1 unit needed

Estimating housing needs

New Household Formation

9 additional housing units over the next 10 years will be required to meet the demands of newly formed households



Estimating housing needs

In-Migration

Based on the recent in-migration survey, **13 new households** wish to move to Kelly Lake in

- the next 10 years*



1 Bedroom
1 units needed



2 Bedroom
5 units needed



3 Bedroom
4 units needed



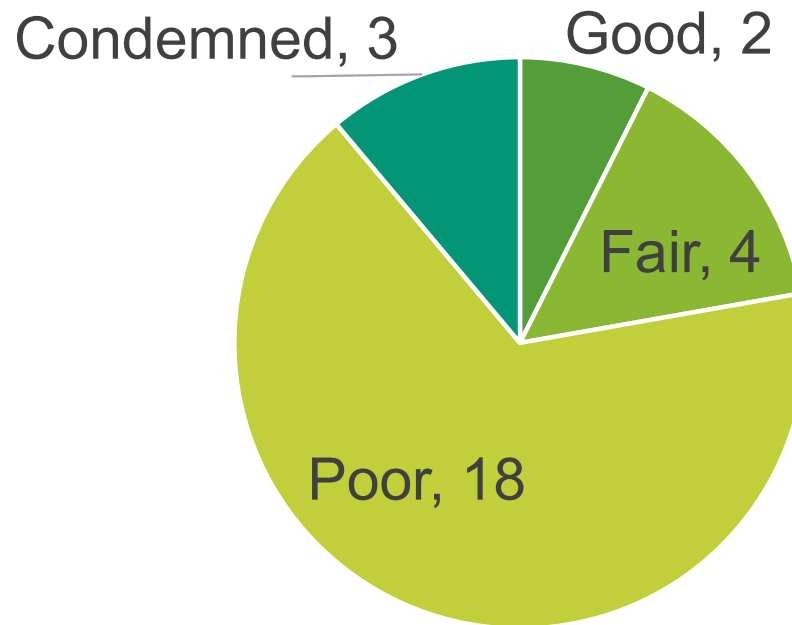
4 Bedroom
1 unit needed

* 2 households didn't identify ages or number of people

Estimating housing needs

Replacement

21 houses need to be replaced



■ Good ■ Fair ■ Poor ■ Condemned



Total Housing Need



- **51 houses** are needed to meet the current and 10-year future housing need.
- This has increased by 9 houses due to the immigration survey results.

Where could
new homes
be built?

31 new units

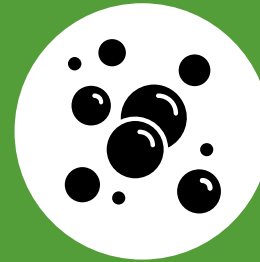
	RESIDENTIAL
	COMMUNITY FACILITIES
	COMMERCIAL
	CAMPGROUND/CABINS
	AGRICULTURE
	HOMESTEAD
	DUMP
	TRAIL
	GRAYESITE



HOUSING CONSIDERATIONS



High performance windows & insulation



Laundry facilities on same floor as bedrooms



Woodstoves to provide heat in cold winter months



Houses should be accessible



Carports or garage



Washroom on same floor as bedrooms

Workshop participants identified these key requirements of new housing to be in Kelly Lake:



Housing options

Townhouse



Triplex



3BD Home



Duplex



Do you support the development of multi-family homes in Kelly Lake?

Yes

No

Maybe

Single Family Home (3 Bedroom)



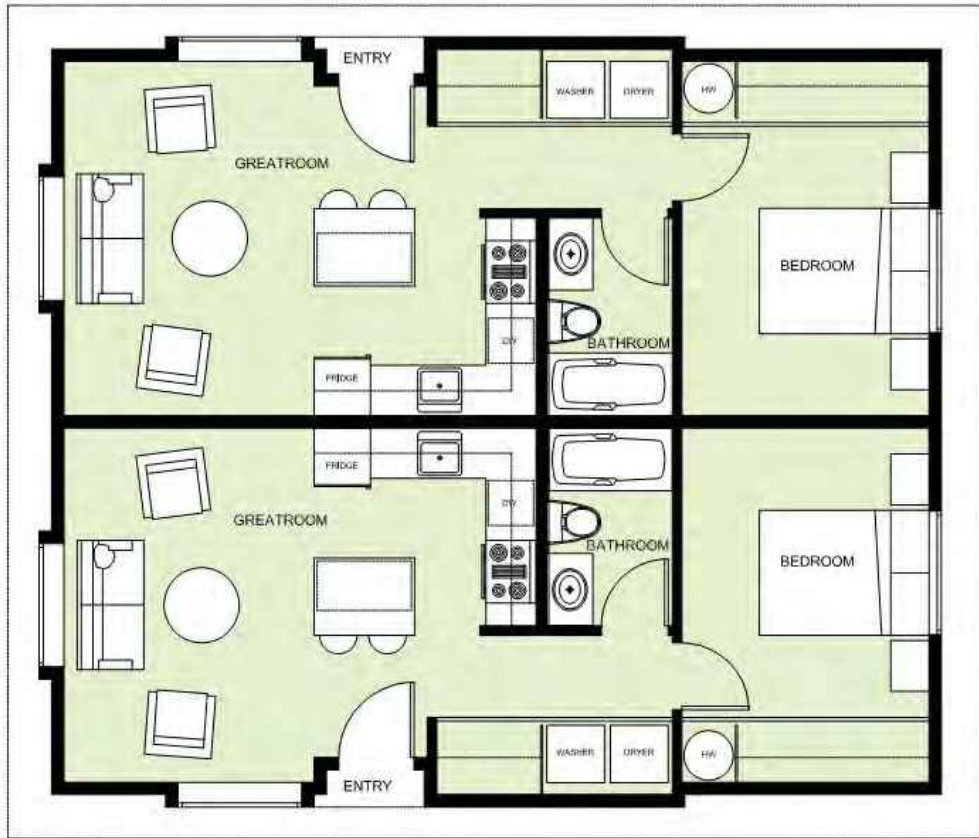
Plan



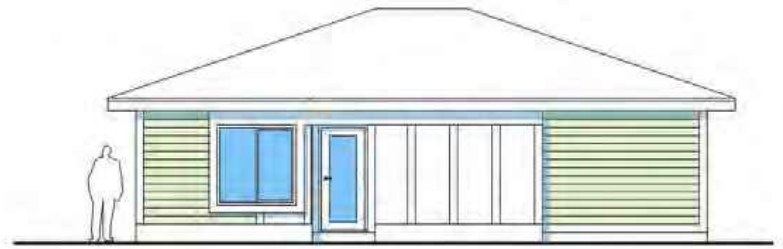
Elevation Option B



Duplex



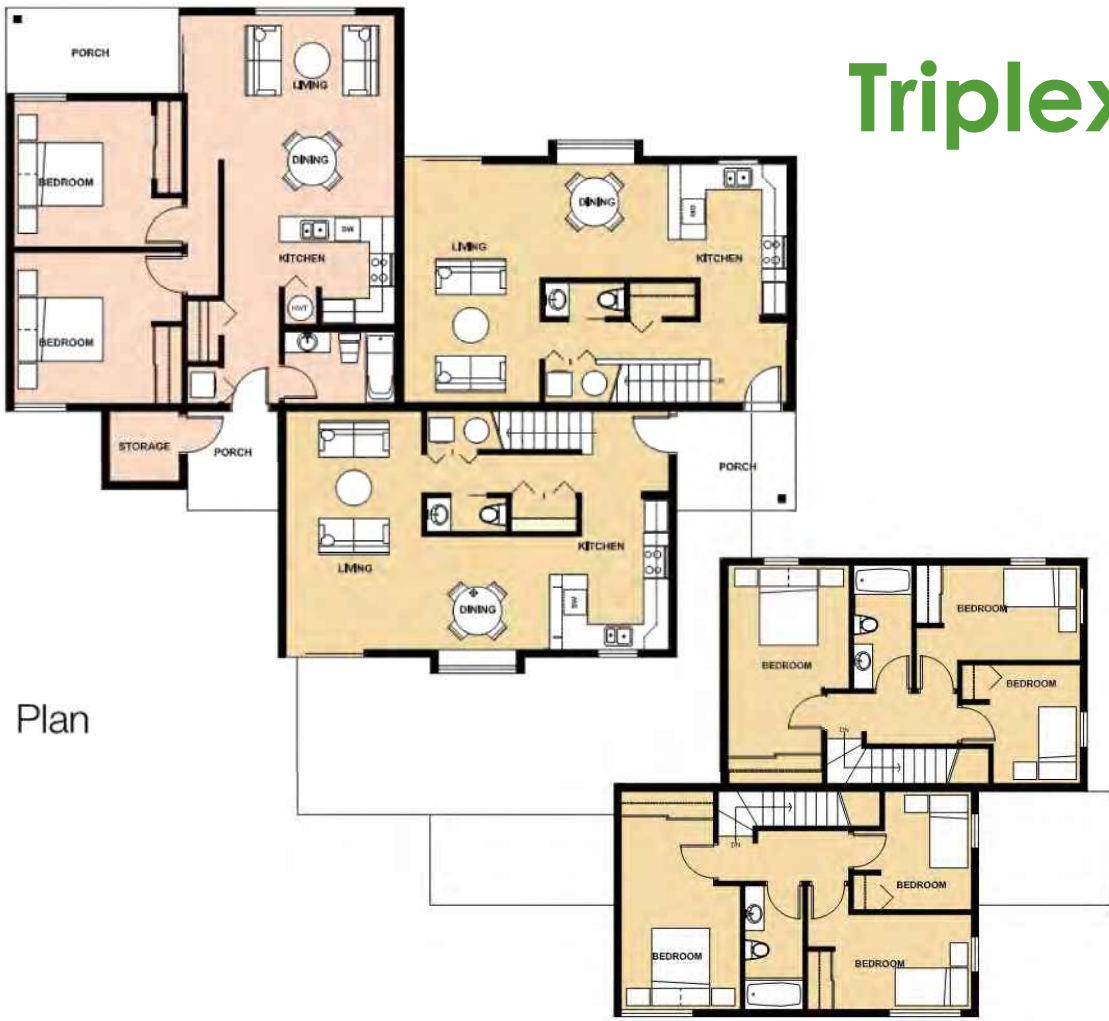
Plan



Elevation



Triplex



Plan

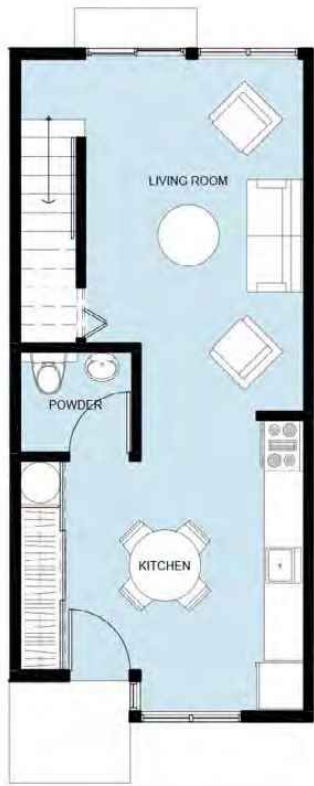
Plan +1



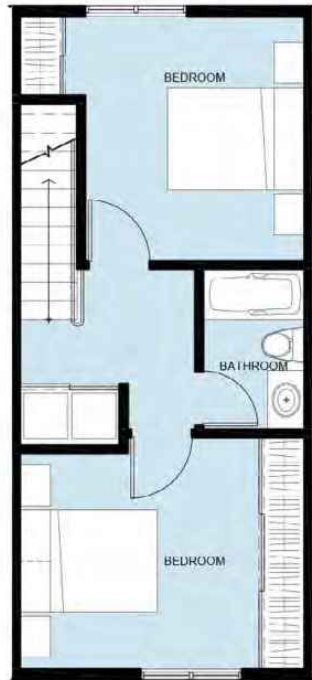
Elevation



Townhouse



Plan



Plan +1



Elevation



Housing Concepts

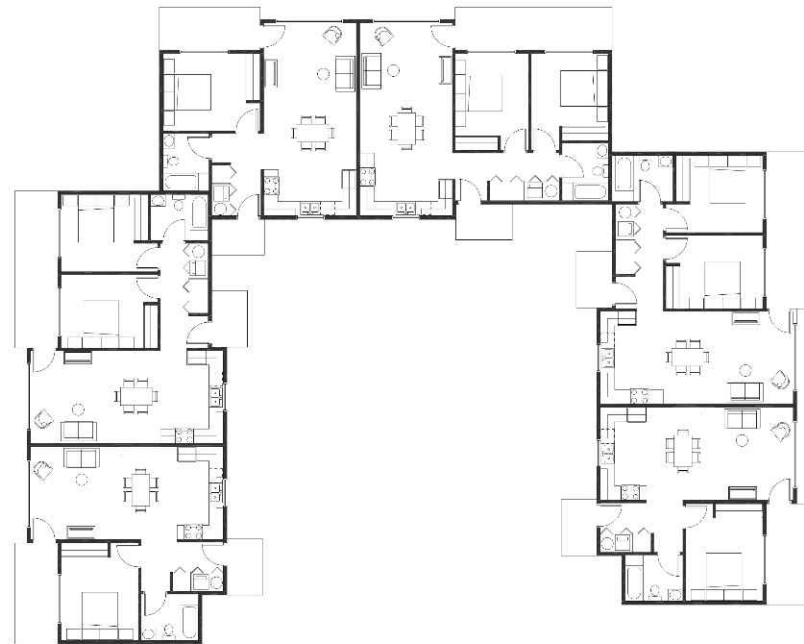


ONE BEDROOM FLOOR PLAN
706 SQ.FT



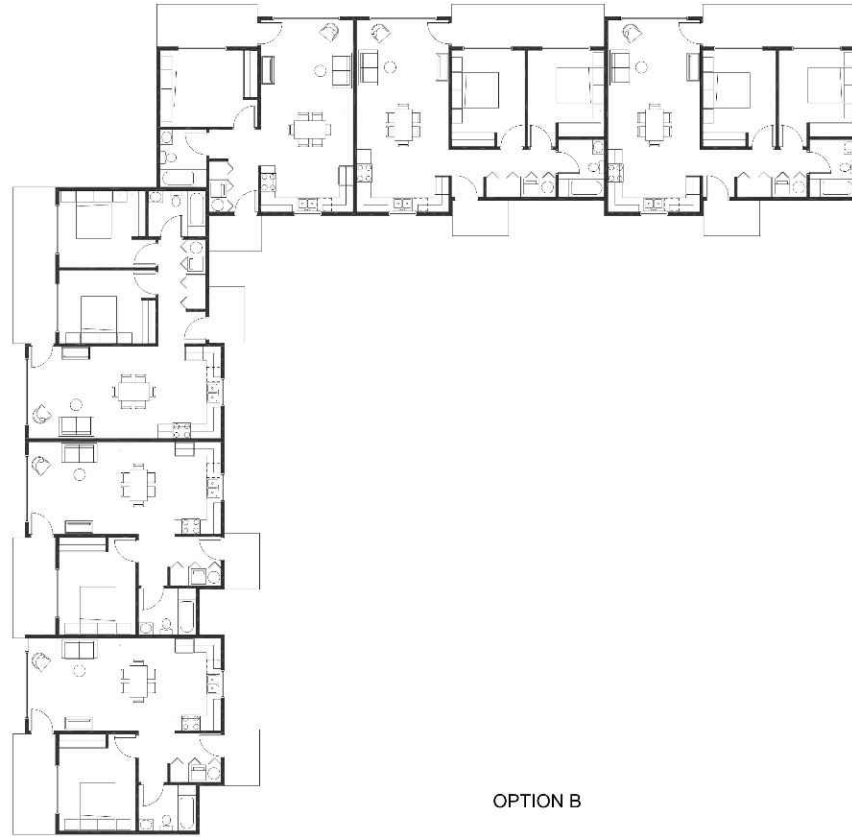
TWO BEDROOM FLOOR PLAN
867 SQ.FT

Housing Concepts



OPTION A

Housing Concepts

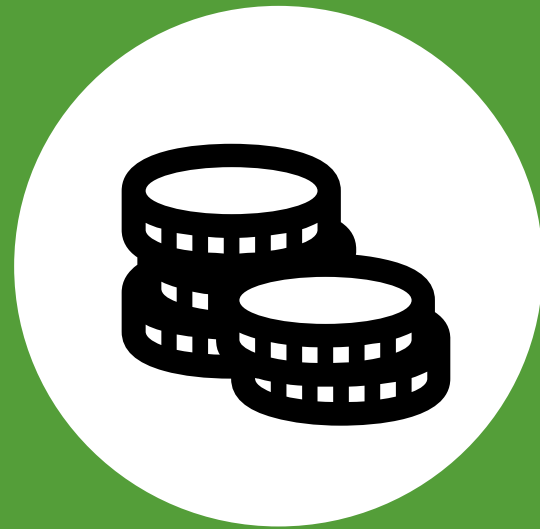


OPTION B

Which kind of multi-family housing do you support? Duplex, triplex or townhouse?

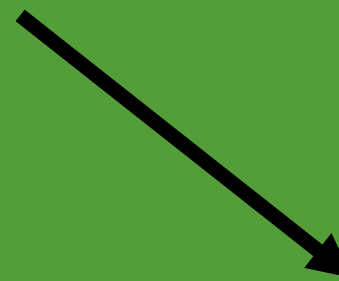


Potential funding sources



CMHC

National Housing
Co-Investment
Fund



**New
Construction**



Repairs



Potential funding opportunities

New Construction



CMHC: National Housing Co-Investment Fund

Construction of new affordable housing, focusing on mixed-income, mixed-tenure, and mixed-use



Integrated with supports and services



Focus on environmental efficiency, accessibility, social inclusion and partnerships

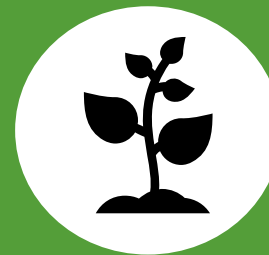
Potential funding opportunities

Repairs (Renewal)



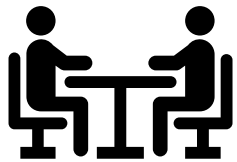
CMHC: National Housing Co-Investment Fund

Support the repair and renewal of existing rental housing that make them more sustainable from a community, environmental and financial perspective.



Potential funding opportunities

Eligible Applicants



CMHC: National Housing Co-Investment Fund

- **Community housing sector (e.g. non-profit housing organizations and housing co-operatives)**
- **Municipal, Provincial, and Territorial Governments including their agencies**
- **Indigenous Governments and Organizations**
- **Private entrepreneurs/builders/developers**

Potential funding opportunities

Eligible Projects



CMHC: National Housing Co-Investment Fund

- Standard rental, shelters, transitional and supportive housing, seniors housing



- Must have a minimum of **5 units** (or beds)



- Primary use is **residential**



Potential funding opportunities

**CMHC can
provide...**



CMHC: National Housing Co-Investment Fund

- **Maximum Contribution – up to 40% of eligible costs**
- **Maximum Loan – up to 95%* of eligible costs**

***for repairs (renewal), up to a maximum of 85% loan to value (LTV) on residential component**

BC HOUSING

Indigenous Housing Fund



Eligible Applicants

- Indigenous organizations
- First Nations
- non-profit developers
- for-profit developers

in partnerships with
Indigenous organizations
and First Nations



Eligible Projects

Development of new
affordable rental
units for Indigenous
persons within the
province of BC



BC Housing can provide...

Capital Grant: up to \$200,000 per housing unit (secured by a 35-year forgivable mortgage)

Interim Construction: up to 100% of approved construction cost

Take-out Financing: available to Indigenous non-profit housing provider secured by 35-year repayable mortgage with a minimum Debt Coverage Ratio (DCR) of 1.0 and satisfying CMHC loan insurance financing requirement for projects located On or Off Reserve lands.

Operating Subsidy: is available to assist projects in maintaining affordability (RGI rents for households with incomes at or below HILs). Limited funding for tenant programs may also be available where required.





Proponents Contributions



Equity contributions: in the form of land, or other equity (cash, other assets), that would increase the viability of undertaking their development.

Ownership: proponents must demonstrate that they have a mortgageable ownership interest in the proposed site in the form of freehold or a long-term lease at nominal value. Development will remain wholly owned by the non-profit housing provider.





What did you like best about the workshop today?



What one suggestion do you have for next time?

THANK YOU!

DNA

David Nelme + Associates Ltd

COMMUNITY SURVEY SUMMARY

The Kelly Lake community was asked to fill out a survey that asked about their community's values, vision and the housing situation, in addition to specific information about their homes. 27 households participated in the survey. Participants filled out their surveys in late September 2018. The following is a summary of the results.

Section 1: Values

The top three wishes respondents had for their community were themed in order of importance as follows:

Unity: Community members would like to see everyone in Kelly Lake getting along and working together.

Housing: Community members would like to see appropriate, safe and affordable housing for all those that would like to live in Kelly Lake

Employment: Community members would like there to be job opportunities in Kelly Lake, so people can live and work in the community.

Services: Community members wish to have more services offered. Those mentioned included: communication, health, safety (fire and ambulance), public works and services specifically for seniors.

Clean Water: Community members would like to have clean drinking water.

Overall, members feel very strongly that *"When we come together we are strong"*. Responses are further summarized in the graphic below.



The following are what members think are most important to them about Kelly Lake:

Traditions
Low Crime Rates
Cree Language
Home Location
Family

Section 2: Vision

Below is a description of how Kelly Lake will look in 20 years, if it has developed in a healthy way and a description of what life will be like for Kelly Lake grandchildren and great grandchildren.

- ❖ Our Community will be a safe and healthy place to raise children
- ❖ Appropriate housing would be available for those who would like to live in Kelly Lake
- ❖ Education and training would be available to those who are seeking employment opportunities
- ❖ There would be no addiction
- ❖ The community would be self-sustaining with a vibrant community centre
- ❖ Health services would be more comprehensive and faster
- ❖ There would be, daycare, preschool and kindergarten in the community
- ❖ Everyone would get along and there would be well-attended community gatherings
- ❖ There would be a playground for our children
- ❖ The Cree language is spoken
- ❖ Community members help and support each other
- ❖ Small businesses in the community
- ❖ Care home and services for the Elderly
- ❖ We will actively practice our traditions such as hunting and gathering
- ❖ We will be able to drink the water
- ❖ Leadership will lead with openness and honesty
- ❖ Roads are paved and have street lights

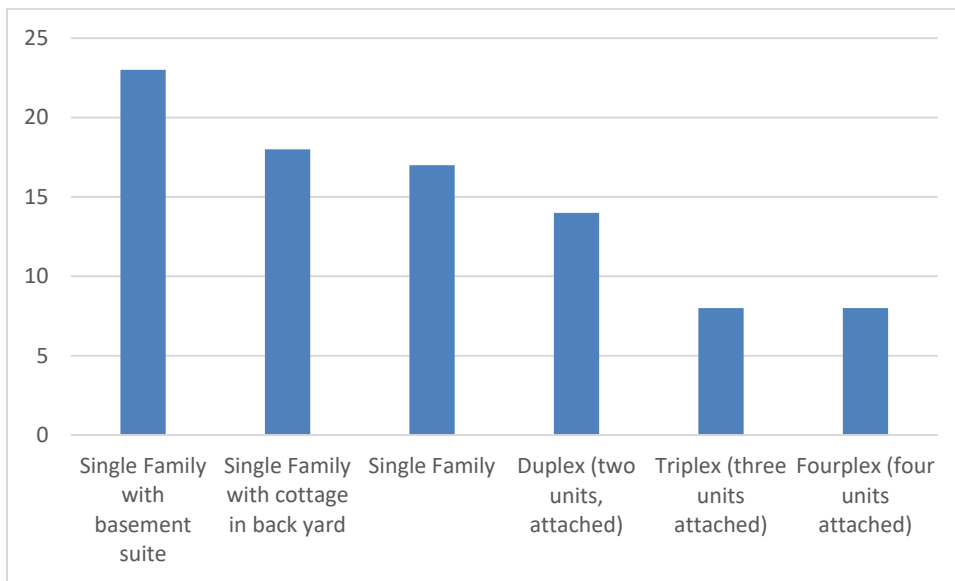
- ❖ Garbage is collected
- ❖ Tourism opportunities
- ❖ Modern technology
- ❖ There are jobs in the community

Section 3: Housing

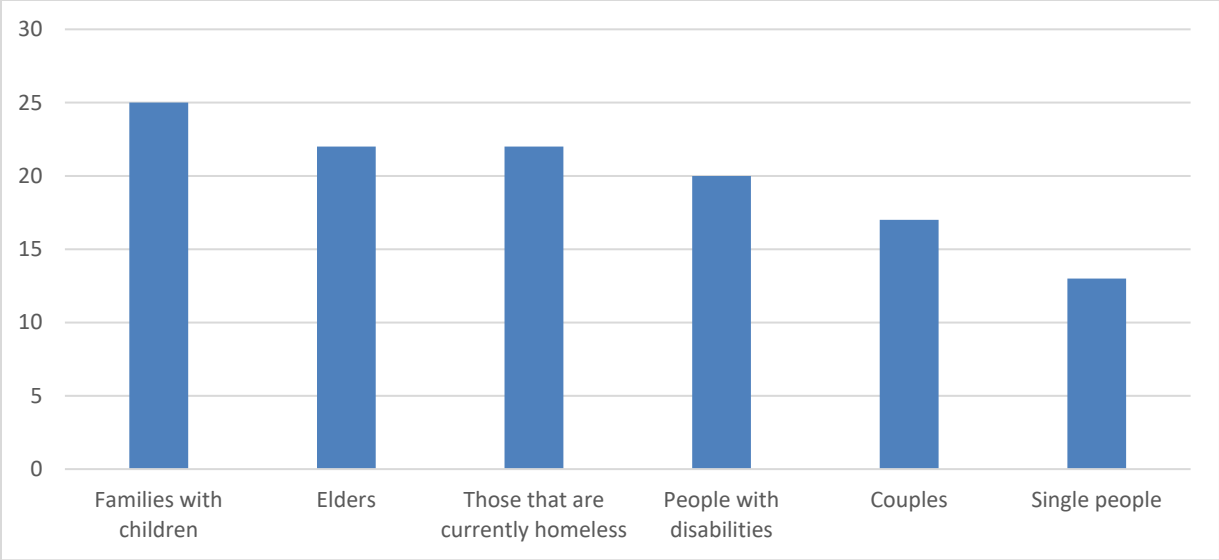
The three most pressing housing issues in Kelly Lake are:

- clean water,
- homes need major renovations, and
- the overall lack of housing.

The types of housing people would like to see in Kelly Lake are shown in the chart below. Single family homes with basement suites was the most popular housing type.



Families with children, elders and those that are currently homeless were selected as those that should receive priority for housing in Kelly Lake.



APPENDIX B: NEEDS ASSESSMENT

Kelly Lake Housing Strategy

November 2018



Prepared by:

DNA
David Nairne + Associates Ltd.

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Kelly Lake Housing Strategy

2.1 INTRODUCTION

Kelly Lake is an Indigenous community on the border of British Columbia and Alberta. It is approximately 80 kilometres south of Dawson Creek along Highway 2 South and falls under the Peace River Regional District and the Peace River South Local Health Area.

The following provides an overview of the Kelly Lake community. Specifically, it includes information about community population, as well as the current housing situation and economic context. It also includes an analysis of the current affordable housing need based on availability, overcrowding needs and population growth. Finally, the report concludes with a suggested plan for meeting housing needs over the next 10 years and identifies potential funding sources to support the implementation of the plan.

The sources used for this assessment are the BC Stats Sub-Provincial Population Projections, the 2016 Census Profile, and the community survey/housing inventory completed in September 2018. There are 34 houses in the community. Twenty-seven households, representing 93 community members, completed the survey. The questions asked related to community members' values and vision for Kelly Lake as well as information about their homes and households.

2.0 COMMUNITY AND DEMOGRAPHIC AND ECONOMIC PROFILE

2.1 Population Characteristics

According to the 2016 Census, there were 76 people living in Kelly Lake. The recent housing inventory puts the population at 93 (an increase of 22%).

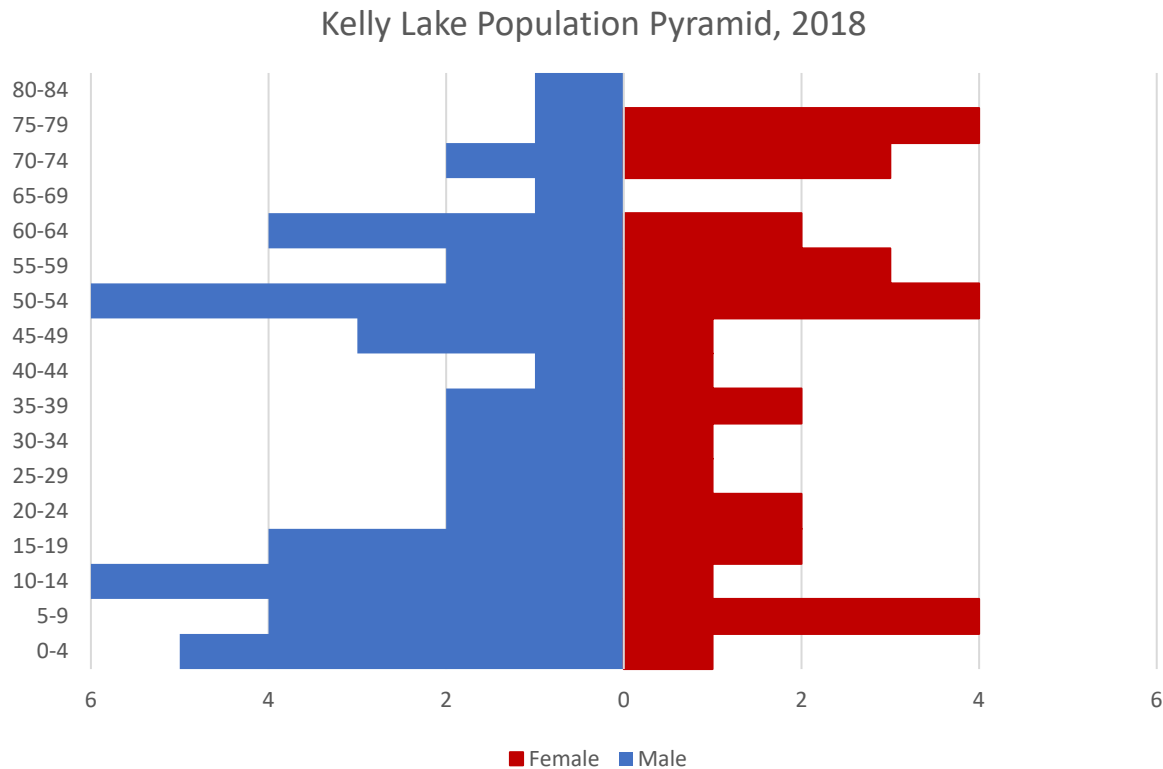
Due to limited data, the historic growth rate of the Kelly Lake community cannot be calculated. However, according to BC Statistics the population of the Peace River South Local Health area will grow by 0.57% in the next 10 years.

The population of Kelly Lake has remained artificially low due to a lack of housing development in the community.

2.2 Community Age Profile

According to the Housing Inventory, the average age of those living in Kelly Lake is 37.6 which is younger than the provincial average of 42.3 years. The largest age group is 50-54 and 60% of the population is male. The following shows a breakdown of the age and sexes of the Kelly Lake community members based on the survey.

Kelly Lake Housing Strategy



Source: 2018 Community Survey and Housing Inventory

There are currently 18 Elders over the age of 60 living in the Kelly Lake community. There are also Elders living outside the community who have expressed interest in moving back.

2.3 Income

The incomes in Kelly Lake are lower than the province as whole. According to the 2016 Census, the median total income of households in 2015 in Kelly Lake was \$43,648 compared to \$69,995 for all of BC¹. Over the same time period, the unemployment rate was 77.8% compared to the province at 6.7%.

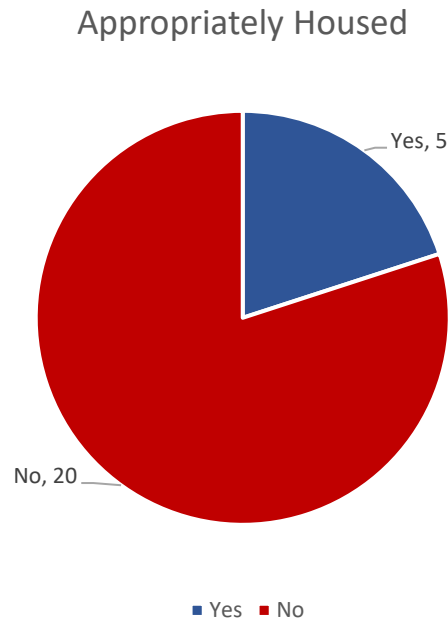
2.4 Housing

According to the Housing Inventory, there are 93 community members living in 27 houses. The average household size is 3.4. This is considerably higher than the provincial average of 2.4 people per house.

The majority of homes in Kelly Lake are single family homes (19); 4 households indicated they live in trailers and 4 chose not to answer the question.

Kelly Lake Housing Strategy

There are a variety of household types and sizes in Kelly Lake. Only 5 out of 25 respondents said they were appropriately housed. However, 2 of those 5 respondents said their houses needed major repair.



3.0 COMMUNITY VISION AND VALUES

The Kelly Lake community was asked to fill out a survey that asked about their community's values, vision and the housing situation, in addition to specific information about their homes. 27 households participated in the survey. Participants filled out their surveys in late September 2018. The following is a summary of the results.

3.1 Values

The top wishes respondents had for Kelly Lake are as follows:

Unity: Community members would like to see everyone in Kelly Lake getting along and working together.

Housing: Community members would like to see appropriate, safe and affordable housing for all those that would like to live in Kelly Lake.

Employment: Community members would like there to be job opportunities in Kelly Lake, so people can live and work in the community.

Kelly Lake Housing Strategy

Services: Community members wish to have more services offered. Those mentioned included: communication, health, safety (fire and ambulance), public works and services specifically for seniors.

Clean Water: Community members would like to have clean drinking water.

Members feel very strongly that ***“When we come together we are strong”***. This could be a strong mission statement for the community.



Kelly Lake Housing Strategy

Most important things about Kelly Lake include:

Traditions
Low Crime Rates
Cree Language
Home Location
Family

3.2 Vision

Below is a description of how Kelly Lake will look in 20 years, if it has developed in a healthy way and a description of what life will be like for Kelly Lake grandchildren and great grandchildren. The survey answers were categorized by theme.

Health and Safety

- ❖ Our community will be a safe and healthy place to raise children
- ❖ There would be no addiction
- ❖ Health services would be more comprehensive and faster
- ❖ Care home and services for the Elderly

Housing

- ❖ Appropriate housing would be available for those who would like to live in Kelly Lake

Infrastructure and Services

- ❖ There would be, daycare, preschool and kindergarten in the community
- ❖ There would be a playground for our children
- ❖ We will be able to drink the water
- ❖ Roads are paved and have street lights
- ❖ Garbage is collected
- ❖ Modern technology

Kelly Lake Housing Strategy

Economic Development

- ❖ Education and training would be available to those who are seeking employment opportunities
- ❖ The community would be self-sustaining with a vibrant community centre
- ❖ Small businesses in the community
- ❖ Tourism opportunities
- ❖ There are jobs in the community

Language and Culture

- ❖ The Cree language is spoken
- ❖ We will actively practice our traditions such as hunting and gathering

Community Unity

- ❖ Everyone would get along and there would be well-attended community gatherings
- ❖ Community members help and support each other
- ❖ Leadership will lead with openness and honesty

4.0 EXISTING HOUSING NEED

4.1 Community Housing Perspectives

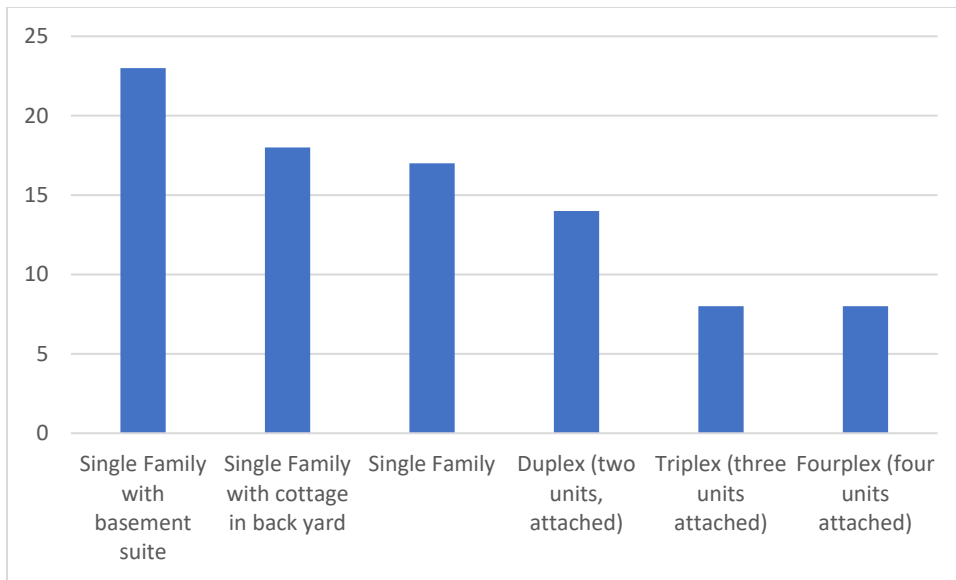
Most Pressing Issues

The three most pressing housing issues in Kelly Lake are clean water, homes need major renovations and the overall lack of housing.

Housing Types

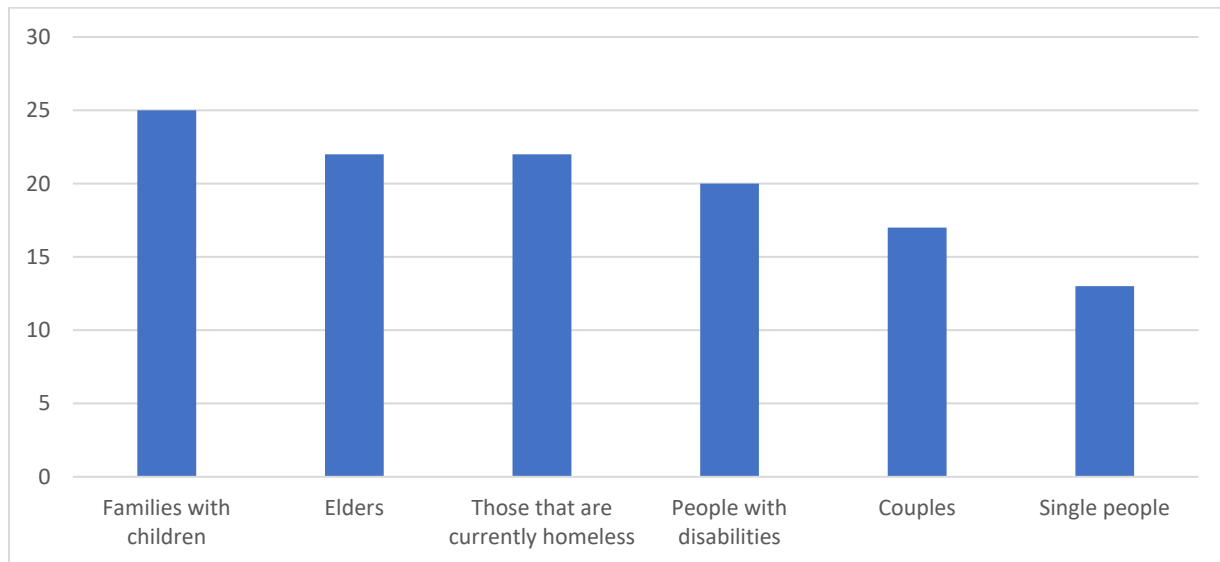
Single family homes with basement suites was the most popular housing type that respondents would like to see in Kelly Lake. The following chart shows the other options.

Kelly Lake Housing Strategy



Household Types

Families with children, elders and those that are currently homeless were selected as those that should receive priority for housing in Kelly Lake.



Kelly Lake requires 30 new homes to meet its current housing needs. As presented below, 8 units are required to address overcrowding and 22 are required for replacement.

Kelly Lake Housing Strategy

4.2 Overcrowding

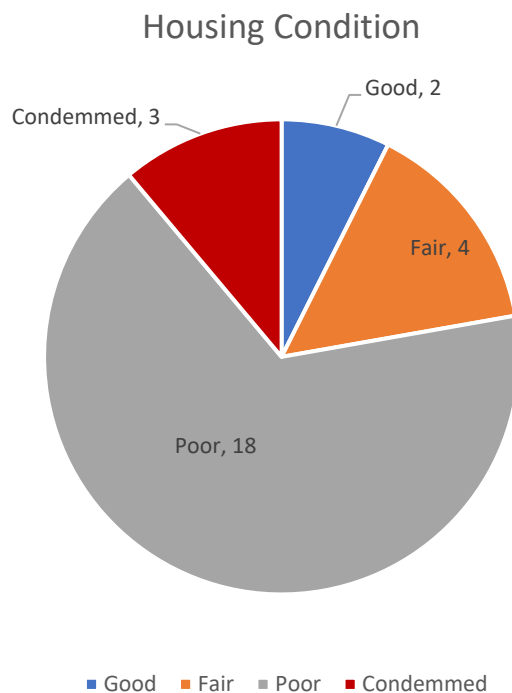
Based on the current overcrowding in Kelly Lake, a total of 8 additional housing units are required to meet the immediate need:

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
3	1	3	1

If these units are added to the Kelly Lake housing stock there would be 93 people living in 35 units, which would drop the average household size to 2.7.

4.3 Replacement

21 of the 27 households that responded to the Housing Inventory, assessed their home as in poor or condemned condition. Only 6 homes are in fair or good condition. The chart below shows the breakdown of the housing conditions in Kelly Lake.



It is assumed that the homes in condemned and poor condition will need to be replaced and that the balance of homes will require renovations.

5.0 AVAILABLE HOUSING STOCK + LOTS

There is fee simple land in the Kelly Lake area available for future residential development.

Kelly Lake Housing Strategy

6.0 EMERGING HOUSING NEED

As a result of in-migration demand and household formation, Kelly Lakes requires 13 new units over the next 10 years to address its emerging housing need.

6.1 In-Migration

The in-migration housing need is based on the following assumptions:

- A total of 10 people wishes to in-migrate to the Kelly Lake Community over the next 10 years.
- The composition of the people coming to the community will be 2 families of 4 and 2 singles.

Based on these assumptions 4 new houses are required to meet in-migration demands over the next 10 years.

6.2 New Household Formation

As the younger groups in the community age, new households will form. It is assumed that, on average, the 20 to 24 year old age group will form the majority of new households. The estimate of new household formation considers the natural ageing of the Kelly Lake community population. New household formation is based on the following assumptions:

- There are currently 6 people between the ages of 15 to 19 who may form new households over the next 5 years.
- There are currently 7 people between the ages of 10 and 14 who may form new households over the next 10 years.
- A headship ratio of 0.65 has been assumed.

Based on the above information, 9 new units over the next 10 years will be required to meet new household formation demands.

Kelly Lake Housing Strategy

7.0 HOUSING NEEDS ASSESSMENT

As summarized in the table below, Kelly Lakes requires a total of 42 houses to meet its 10 year housing need.

7.1 New Homes

	Existing	1-5 year	6-10 year	Total
Replacement	21	0	0	21
Overcrowding	8	0	0	8
In-Migration	0	2	2	4
Household Formation	0	4	5	9
Total	29	6	7	42

An average cost of \$200/sq.ft. has been assumed for new home construction.

7.2 Renovations

It is assumed that the remaining 14 homes will require significant renovations to improve their quality and life expectancy. According to a visual condition assessment completed by BC Housing for multiple addresses in Kelly Lake, the following a general breakdown of renovation costs per home:

Structural	\$ 7,500
Roof	\$ 15,000
Mechanical	\$ 7,000
Ext wall finishes	\$ 25,000
Ext Doors	\$ 10,000
Windows	\$ 18,000
Subtotal	\$ 82,500
Soft Costs	\$ 7,000
Contingency	\$ 7,000
Total	\$ 96,500

The total cost for renovations to 14 homes are estimated to be \$1,351,000.

Kelly Lake Housing Strategy

8.0 HOUSING STRATEGY

Given the high level of need in the community, coupled with low incomes, a carefully thought out strategy and support from both senior levels of government will be required to meet Kelly Lake's housing needs.

8.1 10 Year Housing Plan

Below is a proposed strategy for meeting housing needs over the next 10 years.

Kelly Lake Housing Strategy

KELLY LAKE 10 YEAR HOUSING & LOT DEVELOPMENT PLAN

	FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
HOUSING DEVELOPMENT PLAN RELATIVE TO HOUSING NEED												
HOUSING NEED FROM PREVIOUS YEAR		29	18	10	7	4	0	0	0	0	0	na
HOUSING NEED THIS YEAR		<u>0</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>1</u>		13
TOTAL HOUSING NEED THIS YEAR		29	20	12	9	4	2	2	2	1	0	na
HOUSING UNITS CONSTRUCTED/NEED NEW LOT				5	5	4	2	2	2	1	0	21
HOUSING UNITS CONSTRUCTED/USE SAME LOT		<u>11</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>21</u>
HOUSING UNITS CONSTRUCTED THIS YEAR		11	10	5	5	4	2	2	2	1	0	
HOUSING NEED		18	10	7	4	0	0	0	0	0	0	na

	FY	19/20	20/21	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
LOT DEVELOPMENT PLAN												
AVAILABLE SUBDIVISION LOTS		0	0	10	5	10	6	4	2	10	9	na
POTENTIAL INFILL LOTS		0	0	0	0	0	0	0	0	0	0	0
HOUSING UNITS CONSTRUCTED NEW LOT		0	0	5	5	4	2	2	2	1	0	21
LOT SURPLUS OR DEFICIT		0	0	5	0	6	4	2	0	9	9	na
LOTS CONSTRUCTED THIS YEAR			10		10				10			30
SERVICED LOTS AVAILABLE		0	10	5	10	6	4	2	10	9	9	na

NOTE: In year 201/20, "Housing Need from Previous Year" is the existing housing demand to accommodate overcrowding, housing replacement and in-migration. "Housing Need this Year" includes household formation, housing replacement and in-migration.

Kelly Lake Housing Strategy

8.2 Potential Funding Sources

A number of potential funding sources were considered to support Kelly Lake’s planned housing activities.

BC Housing

Kelly Lake has applied for 12 elders housing units through the BC Housing Indigenous Housing Fund. Decisions on this funding will be made in January 2019. There are no existing renovation programs at BC Housing that Kelly Lake could apply to.

Canada Mortgage and Housing Corporation (CMHC)

There are currently no CMHC programs for new construction or renovations that Kelly Lake would be eligible to apply for.

National Housing Co-Investment Fund

This is a program that Kelly Lake could apply to for renovation to existing rental homes and to construct additional rental homes. It is a new program which accepts applications continually. There is an indigenous component to this program but details have not yet been released. Additional information is provided below.

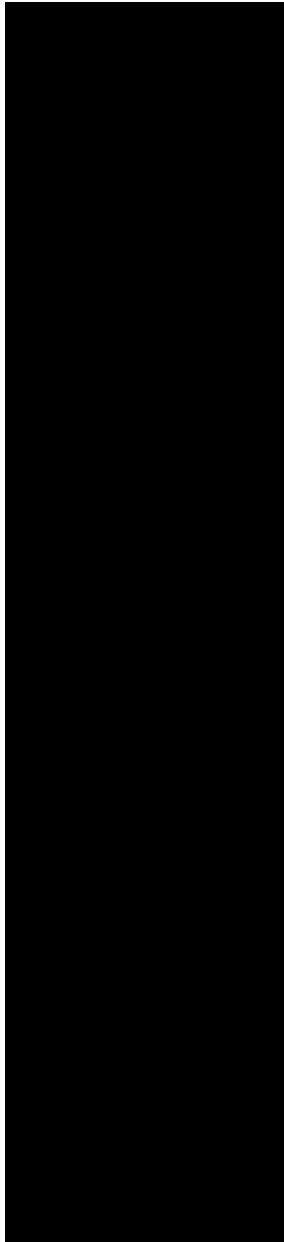
Program	Funding Categories	Contribution Level	Eligible Project Costs	Important Dates
National Housing Co-Investment Fund	Housing Construction Stream provides low interest loans, capital contributions or a combination to support the development of affordable housing.	The maximum is up to 40% of costs. Funding is decided through a scoring and prioritization process.	No list of eligible project costs available at this time.	CMHC accepts applications on a continuous basis and reviews and prioritizes them every 60 days.
	Housing Repair and Renewal Stream to repair or renew the existing community and affordable housing supply.	The maximum is up to 40% of costs. Funding is decided through a scoring and prioritization process.	No list of eligible project costs available at this time.	CMHC accepts applications on a continuous basis and reviews and prioritizes them every 60 days.

APPENDIX C: COMMUNITY HOUSING INVENTORY

KELLY LAKE HOUSING INVENTORY

House Information

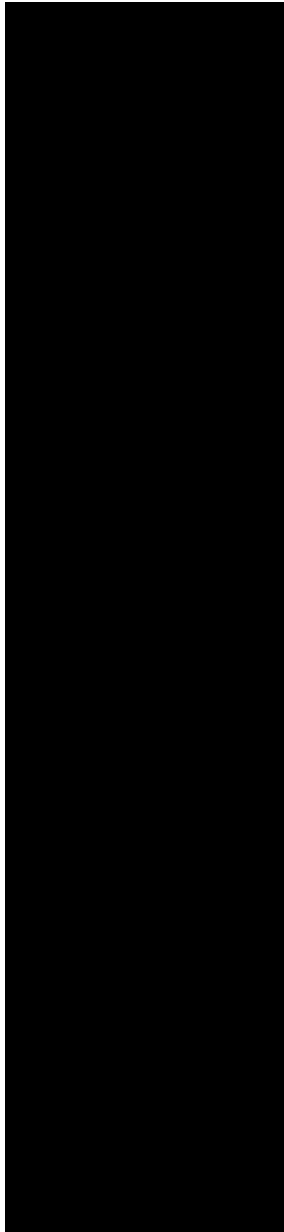
House Information																	Lot #	Land Status	Condition and Comr Notes			
Name		House #	Address	Housing Type	Year of Construction	Square Footage	Land Tenure	Heating - Option 1		Heating - Option 2		Roofing		Siding		Foundation	Oil Tank	Housing Condition				
Last	First							Material	Year Installed	Material	Year Installed	Material	Year Installed	Material	Year Installed							
[REDACTED]				Single Family	1968	1080	Own	Woodstove/Fireplace	1968			Other	2010	Other	1968	Other	Above Ground	Condemned	14	FS	<ul style="list-style-type: none"> No water No plumbing Roof Mold in walls No bathroom Venting and duct Windows and exterior doors Exterior walls Landscaping for water run off Access to house from road Snow removal Sewer 	Critical
[REDACTED]				Single Family	1981		Own	Woodstove/Fireplace	1981			Asphalt	1981		1981	Basement		Poor	28	FS	<ul style="list-style-type: none"> Improperly insulated Windows Wood stove hazard Floor rotting Water not drinkable Not properly maintained bathroom not properly ventilated Sewer 	Critical
[REDACTED]				Mobile Home/Trailer				Furnace	Propane			Tin		Alliminum				Condemned	7	FS	<ul style="list-style-type: none"> Mold Roof leaks water Trailer leaks Electrical Bathrooms and kitchen need upgrading Windows Doors and doors Cabinets This trailer is very old and may not be fixable Sewer 	Critical
[REDACTED]				Single Family	1983		Own	Furnace	1983	Woodstove/Firt	1983	Tiles	1983	Cedar	1983	Basement		Poor	1	FS	<ul style="list-style-type: none"> Roof Repaired Furnace Can't drink water Windows Doors Eaves troughs Insulation Landscaping and water runoff Kitchen and bathroom upgrades 	Built in 1983
[REDACTED]				Single Family	1980		Rent	Woodstove/Fireplace				Asphalt	1980	Hardiplank	1980	Basement		Poor	29	FS	<ul style="list-style-type: none"> Roofing siding Windows Doors Kitchen Bathroom Drywall Flooring Furnace and duct work Overcrowding Sewer 	Critical



Single Family	1984	Own	Woodstove/Fireplace	1984	Asphalt	1984 Cedar	1984 Basement	Poor	8	<ul style="list-style-type: none">• Unknown• Windows and exterior• Plumbing• Kitchen and bathroom upgrades• Roof repair• Heating and duct work• Mould issues• Original cabinets - rotting around kitchen sink• Furnace upgrade• Hot water tank upgrade• Heating and duct work• Wood burning stove WETT inspection update• Basement upgrades• Exterior doors (losing heat)	
Single Family	1980	1180 Own	Furnace	1990	Metal	2016 Vinyl	2005 Crawl Space	Fair	10 FS	<ul style="list-style-type: none">• Unknown• Running water (well needs to be replaced) CRITICAL• Windows and exterior upgrades• Plumbing• Kitchen and bathroom upgrades• Roof replacement CRITICAL• Heating and duct work• Mould issues• Original cabinets - rotting around kitchen sink• Furnace upgrade• Hot water tank upgrade• Wood burning stove WETT inspection update• Basement upgrades• Exterior doors (losing heat)	Critical
Single Family	1978	1100 Own	Woodstove/Fireplace		Metal	2016 Cedar	Basement	Poor	2 FS		
Single Family	1981	Own	Furnace	1981 Woodstove/Fir	1981 Asphalt	1981 Hardiplank	1981 Basement	Poor	32 FS	<ul style="list-style-type: none">• Roofing• siding• Windows• Doors• Kitchen• Bathroom• Drywall• Flooring• Furnace and duct work	
Other	1981	900 Own	Woodstove/Fireplace	1981	Tin	2008 Hardiplank	1981 Basement	Poor	27 FS	<ul style="list-style-type: none">• Sewer• Overcrowding• Bathroom redo• Kitchen redo• Not insulated properly• Windows Doors• Roof repairs• Structural issues• Landscaping issues• Sewer	

	Single Family	1980s	Rent	Woodstove/Fireplace		Other	Other	Basement	Condemned	26	WS	<ul style="list-style-type: none"> • Black mold • Bathroom redo • Kitchen redo • Not insulated properly • Windows Doors • Roof repairs • Structural issues • Landscaping issues • Sewer • Built with 2 by 4 • No concrete basement • Electrical • Windows • Doors • Heating and venting • Roof issues • Insulation • Bathroom and kitchen upgrades • Drywall and flooring • Sewer • Improperly insulated • Windows and doors • Landscaping issues • Original cabinets • Flooring • Bathroom and kitchen upgrades 	Critical	
	Single Family	1981	Own	Furnace	2016	Asphalt	2013 Vinyl	2005 Crawl Space	Fair	22	FS	<ul style="list-style-type: none"> • Sewer • Built with 2 by 4 • No concrete basement • Electrical • Windows • Doors • Heating and venting • Roof issues • Insulation • Bathroom and kitchen upgrades • Drywall and flooring • Sewer • Improperly insulated • Windows and doors • Landscaping issues • Original cabinets • Flooring • Bathroom and kitchen upgrades 		
	Single Family	1983	1100 Own	Furnace	1983 Woodstove/Firt	1983 Asphalt	2010 Vinyl	2010 Basement	Poor	25	FS	<ul style="list-style-type: none"> • Sewer • Built with 2 by 4 • No concrete basement • Electrical • Windows • Doors • Heating and venting • Roof issues • Insulation • Bathroom and kitchen upgrades • Drywall and flooring • Sewer • Improperly insulated • Windows and doors • Landscaping issues • Original cabinets • Flooring • Bathroom and kitchen upgrades 		
	Single Family	1981	Rent	Furnace	1981 Woodstove/Firt	1981 Asphalt	1981 Vinyl	1981 Basement	Poor	3	WS	<ul style="list-style-type: none"> • Sewer • Improperly insulated • Windows and doors • Landscaping issues • Original cabinets • Flooring • Bathroom and kitchen upgrades • Sewer • Mold • Roof leaks • Electrical • Water leaks • Bathroom and kitchen need upgrading • Windows • Doors • Flooring • Cabinets • This trailer is very old and may not be fixable 	Trailer	
	Mobile Home/Ti	1978	Own	Furnace	1978	Shingles	1978 Metal	1978 Basement	Above Ground Poor	15	FS	<ul style="list-style-type: none"> • Sewer • Mold • Roof leaks • Electrical • Water leaks • Bathroom and kitchen need upgrading • Windows • Doors • Flooring • Cabinets • This trailer is very old and may not be fixable 	Trailer	
	Single Family	1983	Own	Furnace	Boiler	Metal	2012 Vinyl	1983 Crawl Space	No	Good				
	Single Family	1979	1500	Furnace	1979 Woodstove/Firt	1979 Asphalt	1979 Hardiplank	1979 Crawl Space	No	Fair	23	FS	<ul style="list-style-type: none"> • Wondows • Doors • Heating and venting • Roof issues • Insulation • Bathroom and kitchen upgrades • Drywall and flooring • Sewer • Sewer issues • Black mold • Housing leaks • Very old • Plumbing • Kitchen • Home may not be fixable 	
	Mobile Home/Trailer		Own	Furnace	1975 Woodstove/Firt	1975 Metal	1975 Vinyl	1975 Basement	Above Ground Poor	13	FS	<ul style="list-style-type: none"> • Sewer issues • Black mold • Housing leaks • Very old • Plumbing • Kitchen • Home may not be fixable 	Critical Trailer	

	Single Family	1984	Own	Furnace	2011	Metal	2015 Vinyl	1984 Basement	Poor	19 FS	<ul style="list-style-type: none"> • Mold • Windows • Doors • Heating and venting • Roof issues • Insulation • Bathroom and kitchen upgrades • Drywall and flooring • Overcrowding 		
	Single Family	1982	Own	Furnace	1982 Woodstove/Fir	1982 Shingles	1982 Hardiplank	1982 Basement	No	Poor	31 FS	<ul style="list-style-type: none"> • Roofing • siding • Windows • Doors • Kitchen • Bathroom • Drywall • Flooring • Furnace and duct work • Overcrowding 	
	Mobile Home/Trailer e, BC (170 Kelly Lake Road)		Rent Rent	Furnace Furnace	Woodstove/Fireplace	Asphalt Asphalt	1998 Vinyl Vinyl	1998 Slab-on-grade Basement	Above Ground Fair	Poor	10B 6 WS	<ul style="list-style-type: none"> • Unknown • Windows • Doors • Landscaping issues causes water to come into house • Original cabinets • Electric heat is a concern (high bills) • Venting and ducts concern • Fire hazard • Cannot drink water • Electrical issues 	Trailer
	Single Family Mobile Home/Ti	1983 1995 small	Own Rent	Furnace Furnace	1983 Woodstove/Fir Woodstove/Fireplace	1983 Asphalt Asphalt	1983 Vinyl Vinyl	1983 Basement Slab-on-grade	No Above Ground	Poor Poor	30 WS	<ul style="list-style-type: none"> • Overcrowding • Roofing • Siding • Windows • Doors • Kitchen • Bathroom • Drywall • Flooring 	
	Single Family	1988	1027 Rent	Furnace	1988 Woodstove/Fir	1988 Asphalt	1988 Vinyl	1998 Basement		Poor	4 WS	<ul style="list-style-type: none"> • Sewer • Windows and doors • Landscaping issues causes water to come into house • Original cabinets • Electric heat is a concern (high bills) • Cannot drink water • Flooring • Bathroom and kitchen upgrades • Basement upgrades • Sewer 	Trailer



Single Family	1988	1027 Rent	Furnace	1988 Woodstove/Fir	1988 Asphalt	1988 Vinyl	1988 Basement	No	Poor	5 WS	<ul style="list-style-type: none">• Mold• Windows• Doors• Lanscaping issues causes water to come into house• Original cabinets• Electric heat is a concern (high bills)• Venting and ducts a concern• Fire hazard• Cannot drink water• Electrical issues• Improperly insulated• Flooring• Cabinets• Overcrowding• Basement unfinished• Possible ant infestation in walls• Possible larvae• Sewer	Critical
Single Family	1981	Own	Furnace	2003	Asphalt	2003 Vinyl	2003 Crawl Space	No	Good	11 FS	<ul style="list-style-type: none">• Needs to be wheelchair accessible upgrades• Wheelchair accessibility from exterior of house• Wheelchair accessibility from interior of house (bathroom access, bedroom access, shower access, etc.)• Windows and exterior• Plumbing• Roof replacement• Heating and duct work• Mould issues• Furnace upgrade• Hot water tank upgrade	Vacant
										9 WS 12 WS 16 FS	<ul style="list-style-type: none">• Mold• Roof leaks• Electrical• Water leaks• Bathroom and kitchen need upgrading• Windows• Doors• Flooring• Siding• Cabinets• Furnace and heating• Venting system• Unknown	Critical
										18	<ul style="list-style-type: none">• No plumbing• No water• Woodstove heat• No venting• Mold• This home is very old and is cabin like• Unknown	Critical Original Home Non Aboriginal Resident



20 FS	<ul style="list-style-type: none">• Windows• Doors• Heating and venting• Roof issues• Insulation• Bathroom and kitchen upgrades• Drywall and flooring• Sewer	
21 FS	<ul style="list-style-type: none">• Windows and exterior• Plumbing• Kitchen and bathroom upgrades• Heating and duct work• Mould issues• Original cabinets - rotting around kitchen sink• Furnace upgrade• Hot water tank upgrade• Exterior doors (losing heat)	Vacant
24 FS	<ul style="list-style-type: none">• Wondows• Doors• Heating and venting• Roof issues• Insulation• Bathroom and kitchen upgrades• Drywall and flooring	