



**NATIONAL ABORIGINAL HOUSING ASSOCIATION
ASSOCIATION NATIONALE D'HABITATION AUTOCHTONE**

***“BUILDING HOMES, BUILDING FUTURES:
A TIME FOR RENEWAL”***

2008 CONFERENCE REPORT

Sponsors



BC Housing

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Non-Profit Housing
Association



**Ottawa, Ontario
June 12 - 14, 2008**

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PREFACE:

Our national conferences provide an opportunity for participants to network with their colleagues and government officials from across the country, to obtain information from experts in various fields, and bring their points of view and opinions to bear on how to advance housing for Indigenous peoples in Canada.

At this Conference, the speakers provided background information relating to involvement of urban Aboriginal housing corporations in planning at the municipal level, sharing corporate knowledge, accessing funding sources other than the Aboriginal trusts to acquire additional units, and energy retrofit and conservation in social housing. Issues pertaining to the above were then discussed in four facilitated workshops.

Workshop 1 was to promote the inclusion of Aboriginal housing corporations in the urban planning framework of cities designated under the Urban Aboriginal Strategy and involved in the Homelessness Partnership Strategy.

The primary recommendation coming from participants in the workshop was that:

- *Aboriginal housing corporations must take their place in the development of local Aboriginal-specific plans to incorporate into the municipal planning process municipal services that consider the needs of Aboriginal citizens.*

For Workshop 2, "Sharing Corporate and Administrative Knowledge", the objective was to examine how Aboriginal housing corporations might draw on their experience to provide training in administrative processes, program structures and service delivery to other organizations, such as those being created by First Nations governments.

Participants recommended that:

- *NAHA work cooperatively with the AFN without compromising its inclusive Aboriginal approach.*
- *NAHA conduct research to:*
 - a) *identify the numbers of registered First Nations families and individuals currently resident in social housing administered by non-reserve Aboriginal housing corporations; and*
 - b) *determine if local urban Aboriginal housing organizations can help by mentoring the development of reserve-based First Nations housing organizations.*

Workshop 3 was to discuss how Aboriginal housing organizations can draw on funding sources, in addition to the urban Aboriginal Housing Trust funds, and the development of successful partnerships in acquiring more housing.

Participants recommended that:

- *Responsibility for the design and delivery of the Trust funds be vested in Aboriginal controlled entities.*
- *Province-wide and local Aboriginal housing corporations continue to lobby their provincial governments to establish accessible housing initiatives and delivery mechanisms that will meet Aboriginal needs and create additional safe, affordable housing.*

Workshop 4 was to promote the conservation of fuels and electricity in social and other affordable housing.

Participants said that:

- *NAHA must continue to work with corporations like Ameresco to develop a national approach to the issue of the environment and energy conservation efforts in existing and in new housing projects.*
- *NAHA and its member organizations must create awareness among children and youth of the necessity and benefits of energy conservation and the need for a greener and healthier Mother Earth.*

There was a high level of satisfaction with the chair of the Conference, who kept the program moving along, on track.

All of the presentations, including that of Bernice Downey, speaking of work she has done with the World Health Organization on the Social Determinants of Health, of Jeannie Arreak-Kullualik, speaking of housing conditions in Nunavut, and of Frances Sanderson, speaking of how they put together an affordable housing project for women in Toronto, despite lack of funding from the Aboriginal Housing Trust, were very well received.

The conference also provided a venue for corporate networking among Aboriginal housing corporations and an excellent opportunity for advancing good will and relationship-building with provincial housing institutions. Overall, this was an excellent conference, and we appreciate your support. T'ooyaksiy niin (thank-you)

Sincerely,



Patrick R. Stewart, MAIBC, MRAIC, LEED AP, (Luugigyoo/Nisga'a), President

WELCOMING CEREMONIES

Thursday, June 12:

Tour of Madawan Aboriginal Seniors Lodge

The afternoon of June 12 a bus tour took guests to Madawan Aboriginal Seniors Lodge. Sixteen delegates visited the Lodge, owned by Gignul Non-Profit Housing Corporation, where tenants, staff and guests shared tea and bannock.

Delegates also visited Wabano Centre for Aboriginal Health, the organization that donated the bus for the tour. After the visit, participants visited the national museums. From all reports, the tour was thoroughly enjoyed.

Evening Reception

At the reception, a presentation on the Safe-T-element was made by Pioneering Technology Inc., sponsor of the reception.

This presentation was followed by the showing of a DVD by the Manitoba Urban Native Housing Association (MUNHA) on housing conditions in Winnipeg.

Friday, June 13:

Traditional Opening

A Morning Song was conducted at 7:00 AM by Elder Paul Skanks (Tiaorehensere)

The Bear Nation Singers from Pikwakanagan First Nation opened the Conference with an honor song,

Tiaorehensere acknowledged that we were in the territory of the Algonquin Nation, and then delivered a Thanksgiving Address.

Mr. Shad Qadri, Counsellor, Stittsville-Kanata West, Ottawa

Greetings were extended from the City of Ottawa by Mr. Shad Qadri. Mr. Qadri said the city recognizes the importance of suitable and sustainable housing, the need to eliminate the backlog of Aboriginal housing units, and to overcome the socio-economic divide that exists between Aboriginal and non-Aboriginal peoples.

It is critical to the health of our nation that comprehensive strategies be put in place, with a goal of relieving homeless, dealing with drug related issues, and helping those least well-off.

He added that it is imperative that community associations, all levels of government and interested parties work together to foster a workable solution. We need a committed and united effort to address Aboriginal housing needs.

Mr. Jeffery Copenace, Senior Policy Advisor, Ontario Aboriginal Affairs

After acknowledging the drum and the Elder, Mr. Copenace referred to the Prime Minister's apology on behalf of Canada to the First Nations' peoples for the treatment they received through the residential school system. He said that Aboriginals today experience some of the most difficult living conditions in the country as a result of the residential school experience. He added that today we find ourselves in a position as leaders where we, on behalf of nations and governments, must work together in the theme of renewal, to find solutions to the challenges we face.

He said that the government of Ontario is seeking meaningful partnership with Aboriginal peoples, and is committed to consulting with Aboriginal communities. In order to move forward, we need to look at our past achievements, our best practices and solutions that we have developed, and that we need to work together in a spirit of renewal to create a better future for the generations to come.

Ann Howard, Director, BC Housing Corporation

Mrs. Howard brought greetings on behalf of the BC Minister of Housing, the Honourable Rich Coleman, and from the CEO of BC Housing, Mr. Shayne Ramsey.

She gave a brief overview of BC Housing, saying that it provides housing services for some 80,000 families and singles, and directly manages 7,800 units. Under its current policy framework, its goal is to ensure safe and stable, secure, affordable housing for those in need, and to make certain that Aboriginal housing needs are addressed, acknowledging that a highly disproportionate number of Aboriginal families are in core housing need.

She said they have developed a partnership, based on reciprocal honour and respect, with the Aboriginal Housing Management Association (AHMA), working on a plan to deliver housing in a culturally sensitive way.

Speaking on the distribution of the Urban Aboriginal Housing Trust Fund, she reported that BCHC issued a call to all Aboriginal housing providers for expression of interest in developing projects, and it received a great many responses. There were so many proposals that a number of groups were asked to combine their projects. The result was they will deliver 300 Aboriginal housing units through the trust fund. In all, 13 different organizations in 10 communities are providing services for youth, elders, students and persons with addictions. She acknowledged that this is only a small part of what needs to be done, but they are pleased to be on their way.

They also set up an Aboriginal Housing Team within BC Housing to work with AHMA and other Aboriginal groups. This year, they engaged eight Aboriginal housing service organizations, using Aboriginal staff, to provide outreach services to homeless people, income assistance, and community based support - in a way that maintains respect, dignity and honour towards those receiving help.

She indicated strong support for the apology extended June 11, 2008 to residential school victims, and spoke of recent developments in BC that reflect commitment to work together, namely the accord the province have recently signed with the Métis, and the tripartite MOU on Housing signed with BC First Nations.

BCHC is also developing a 10 year housing action plan for the province, addressing the continuum of housing from homelessness to home ownership. They are currently holding engagement sessions across the province, after which they will present the plan to their government.

The vision they have in BC is to improve living conditions for those people most in need and create a foundation for new opportunities and a brighter future for children. In closing, she stated she is looking forward to continuing good relationships with Aboriginal communities in the years ahead.

Vera Tobobnadung, President, National Association of Friendship Centres (NAFC)

Acknowledging the Creator, the Elder, the Algonquin Nation and their territory, and the participants, Ms. Tobobnadung reminded us of the importance of people having a home, and just as important, that we ask people for their thoughts on what they need to assist them in acquiring homes.

She said we need to share what is new and innovative with regard to obtaining housing, and to look to the future and see what housing will look like 25 years from now. We need to think about environmentally friendly homes and need to keep young people in mind. When people are having difficulty finding a job, they don't have time or resources to find housing that provides safety and comfort for them and their families.

We need to come up with wonderful ideas to share with young people to restore their hope. She reminded us that this is not an easy task, but said that if we work together, we can make great inroads. We must also continue to push for the infamous dollars that never get to us fast enough.

In closing, she wished all participants to be of good mind and with the best words come up with plans for our future. She also acknowledged the Sunday set aside for acknowledging the men - fathers, uncles, grandfathers, and brothers - because they have been very good partners in making room at the table for women.

David Seymour, President, National Aboriginal Housing Association (NAHA)

President Seymour acknowledged the drum, thanked the Elder for his kind words and opening prayer, and the Algonquin people for having us on their territory. He then thanked the people who worked so hard with so little to put this conference on. He extended a warm welcome to all the participants, thanking them for coming.

He went on to say that it is not a good time for meeting unless you reflect on the past and walk forward toward the future. He said the apology for residential school mistreatment is not only about the past, it serves as a renewed start in moving forward to a better future, adding that, in this context, our work is a critical force in making a difference in Aboriginal communities and thereby in the whole of Canada. This work must take into account and try to address the systemic flaws that have put Aboriginal peoples in far greater need than any other group. This must be corrected. He added that the theme of this Conference - ***“Building Homes, Building Futures: A Time for Renewal”*** - reflects the idea that we must make a renewed effort at working together to address the housing needs of our peoples.

Mr. Seymour then spoke briefly about the origins of the National Aboriginal Housing Association, starting with the formation of the National Aboriginal Housing Committee in 1993 in Vancouver, which led to the meeting in a tent on Lebreton Flats in Ottawa, where it was decided to incorporate as NAHA. That was accomplished in February of 1994.

In 1993, we came together, not as homeless people, but as Aboriginal housing leaders concerned about a major social housing program cut. The people that came together on Lebreton Flats included people who were members of the pioneer organizations of urban Aboriginal housing over the past decades.

The 1993 decision by CMHC to no longer provide subsidies for new social housing projects, starting in January, 1994, caused all of us to realize that we're all interdependent. Unfortunately, we have not been very successful in working together to move things forward. We must now renew our commitment to housing by tearing down walls that exist between Aboriginal peoples. We need to work across lines that divide Aboriginal and non-Aboriginal, Métis and First Nations' peoples, non-reserve and on-reserve populations, urban movements and rural activism, housing providers and agents for social change - city leaders and Aboriginal leaders.

NAHA is about building homes for the Aboriginal peoples in Canada – First Nations, Métis, and Inuit. At our national conferences, we come together to network and to consider how we can build a better future for us all, here and in our home territories.

He said we need to renew our individual and collective spirit, look for new ideas across walls of the past, and open our minds to working together for a better future. The residential school apology is being seen by many as a turning point for all Aboriginal peoples. He thanked the federal government for the long awaited event, as he has seen first hand over the years the terrible effects of the residential school policy on the Aboriginal community.

In closing, he stated that we must understand our present role in the healing of the past - the significance of the day is not just about what has been, but equally about what is to come – and said our role in future development is essential. We need to build a future by renewing our thinking about Aboriginal housing.

WORKSHOP SERIES

- **Housing: A Social Determinant of Health**
- **Making the System Work - UAS Model**
- **Sharing Corporate Knowledge**
- **Urban Aboriginal Housing Trust Funds**
- **Energy Efficiency**

HOUSING A SOCIAL DETERMINANT OF HEALTH

Bernice Downey, Mino a ya win Consulting

Ms. Downey, former Executive Director of the National Aboriginal Health Organization, has been a registered nurse for 33 years. She has worked in many different areas of nursing, including social services, addictions, and administration. She now has her own company, Min a ya win Consulting. She is currently working with the Canadian government on its relations with the World Health Organization's (WHO) Commission on Social Determinants of Health.

Ms. Downey acknowledged the elders and the Algonquin Nation for allowing us to gather on their land, and extended greetings from Margo Greenwood, her colleague currently with the University of Northern BC in Prince George.

She has recently been working on a project concerning the social determinants of Aboriginal Health, and social conditions among First Nations, Inuit and Métis.

Ms. Downey noted that participants of this conference are primarily front line workers who face challenges of government and inadequate funding on a regular basis, trying to make the system work.

She then made a presentation to raise awareness about the World Health Organization (WHO) and about the WHO Commission on the Social Determinants of Health (SDOH) and the link to Aboriginal peoples.

Included in the presentation was a statement from the WHO and an excerpt from the UN Declaration on the Rights of Indigenous Peoples:

"The social determinants of health need to be understood as being intimately bound to issues of culture and equity and that race, power, systemic inequalities and social justice all play a role in the landscape of social determinants for Aboriginal health in Canada." (http://www.who.int/social_determinants)

"Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security." (

Dr. Virginia Salares, Senior Researcher, CMHC Housing Technology Division.

Dr. Virginia Salares is a Senior Researcher with CMHC's Housing Technology Group. Virginia has a doctorate in Chemistry and specializes in the connection between housing and health. Shortly after she joined CMHC in 1991, she developed an Indoor Air Quality Training Program. This program and other projects have made an impact on the housing industry in Canada. The training program is the backbone of the national strategy for dealing with mold issues in On-Reserve Aboriginal communities.

Dr. Salares presentation focussed on Home-Health

- Is health linked to housing? Numerous studies have shown that the health of the occupants is related to the indoor environment. Where dampness occurs in the home, there is higher prevalence of respiratory symptoms in children;
- Understanding what good indoor air quality means - absence of contaminants of any kind; absence of odours, pleasant or unpleasant; and, absence of health impacts of the occupants
- As a property manager: complaints, visual clues. As a tenant: visual clues, musty smell, feelings of well-being, or not;
- Types of indoor air pollutants: biological - dust mites, animal dander, cockroaches; chemical - : carbon monoxide, radon
- Mold: What is it? Mold is everywhere: in the air, soil, on surfaces; when is it a problem? Can I kill mold? How do I prevent it from coming back?

- What can mold do? Respiratory effects on children; exacerbation of asthma; non-specific symptoms: headaches, aches and pains, flu-like symptoms
- How do you detect Mold? staining or discolouration, wetness, very high humidity, mold growth, mushrooms, presence of pests, insects, damage (i.e. wood rot), visibly dirty, musty odour, history of wetting events, occupants get sick.
- How do you solve a mold problem? identify the causes of the problem, need to clean up, stop the entry of water from the outside: keep the inside of the dwelling dry, use bathroom and kitchen exhaust fans, dehumidify the basement, install an HRV
- Testing is a waste of money. Education for the homeowner on ways to prevent mold is lower cost, and helpful.

MAKING THE SYSTEM WORK FOR US - URBAN ABORIGINAL STRATEGY

PLENARY SESSION

Marc Maracle, Gignul Non-Profit Housing Corporation - Ottawa, ON

Marc grew up in the Tyendinaga Mohawk Territory near Belleville, Ontario. He holds a degree in Architecture and has extensive experience in working with Aboriginal peoples to improve social conditions, including housing. Mr. Maracle has served as the Executive Director for the National Association of Friendship Centres, and is currently working as the Executive Director of Gignul Non-Profit Housing Corporation. He is co-chair of the UAS National Planning Committee, and is a key member of the Ottawa Aboriginal Coalition (OAC), a coalition of local Aboriginal service providers, that oversee the UAS in Ottawa. Marc brings a strong housing perspective to the OAC

The Urban Aboriginal Strategy (UAS) was developed in 1997, to help respond to the needs of Aboriginal people living in key urban centres. Through the UAS, the Government of Canada seeks to partner with other governments, community organizations and Aboriginal people to support projects that respond to local priorities.

In 2003 and 2004, the UAS was allocated \$50 million over a four-year period to build on existing partnerships while providing additional funding to community pilot projects in a designated number of cities to learn what works well and what does not. In 2007, Canada decided to revise priorities and make a long-term commitment to Aboriginal issues by investing \$68.5 million over 5 years to help respond effectively to the needs of Aboriginal people living in key urban centres.

The refocused UAS attempts to increase coordination within the Government of Canada to maximize its investments and enable greater federal program alignment with provincial and municipal programming.

The UAS has been redesigned and improved to better address issues facing urban Aboriginal Canadians. Through sustainable partnership policy development, program coordination at the federal level and with different levels of provincial, municipal, Aboriginal governments and private sector partners, the UAS will address local priorities, develop innovative solutions, involve partners and reduce the level of disparity that urban Aboriginal people face.

The Aboriginal population is the fastest-growing segment of the Canadian population. In recent decades, the number of Aboriginal people living in Canada's urban centres has grown substantially.

Today, about 50 percent of the Aboriginal population lives in Canada's larger cities. The UAS is now implemented in 13 cities which represent more than 25% of Canada's total Aboriginal population. The cities include: Vancouver, Prince George, Lethbridge, Calgary, Edmonton, Prince Albert, Regina, Saskatoon, Winnipeg, Thompson, Toronto, Thunder Bay, and Ottawa. Aboriginal people continue to face

significant challenges such as access to quality education, a meaningful job and adequate housing, among others.

The aim of the UAS is to promote self-reliance and increase life choices for Aboriginal people in key centres across Canada. To accomplish this, UAS projects will focus investments in three priority areas:

- Improving life skills;
- Promoting job training, skills and entrepreneurship; and
- Supporting Aboriginal women, children and families.

The Ottawa Aboriginal Coalition (OAC)

The OAC is comprised of the following Aboriginal service providers:

- Gignul Non-Profit Housing Corporation
- Minwaashin Lodge Aboriginal Women's Support Centre
- Odawa Native Friendship Centre
- Ottawa Inuit Children's Centre
- Tewegan Transition House
- Wabano Centre for Aboriginal Health
- Métis Community Representative

The OAC was initially formed in 2001 in order to provide a more collective voice from the Aboriginal community regarding the issue of homelessness. Over the past seven years, the composition of the OAC has expanded to include a voice and unique perspective from the Inuit and Métis communities.

The OAC has focuses much of its work specifically with the City of Ottawa. This resulted in the formation of an Aboriginal Working Group with the City that includes the OAC, the City (through the Community and Protective Services Branch), the United Way, the Ottawa Police Services and the Champlain Local Integrated Health Network. The OAC is currently working with the support of United Way to build capacity within its structure.

In October 2007, Ottawa was designated as a lead city under the Urban Aboriginal Strategy, a federal initiative that supports collaboration and the formal involvement of the provincial and municipal governments to collectively address community priorities. Another emerging relationship that the OAC is pursuing is one with the Ministry of Aboriginal Affairs at the provincial level. They are currently working with this ministry on a capacity building project that will further support community development and enhance efforts under the Urban Aboriginal Strategy.

The OAC continues to pursue collaborative opportunities with the private sector and other interested stakeholders such as IBM, the Ontario Trillium Foundation, the Ottawa Carleton District School Board, and the local Aboriginal business community.

The Coalition is currently making preparations for the third annual community meeting to update everyone on developments since its last community meeting in March, 2007, and to receive feedback and direction for future activities. Focus groups are also planned with Elders, youth and the Aboriginal business community to solicit their input in establishing a steering committee to guide the work under the Urban Aboriginal Strategy.

WORKSHOP 1 - MAKING THE SYSTEM WORK FOR US: URBAN PLANNING

Facilitator: Marcel Swain, L'uma Native Housing, Vancouver, BC

Marcel Swain is a Métis, born in Winnipeg and raised by his grandparents. After high school, Marcel entered University in Winnipeg and enrolled in a Bachelor of Business Administration during which time he began working with a local Aboriginal housing organization.

After graduating with a BBA degree, he worked for CMHC before moving his family to Vancouver, where he completed a law degree at University of BC. In 1985, while at university, Marcel found work at Lu'ma Native Housing Society and has since worked his way up to Chief Executive Officer in the organization.

Workshop Objective: To promote the inclusion of Aboriginal housing corporations in the urban planning framework of cities designated under the Urban Aboriginal Strategy (UAS) and involved in the Homelessness Partnership Strategy (HPS).

Primary Issues

- Exclusion – Leads to lack of participation
- Little or no consultation on issues relating to Aboriginal peoples
- Need for increased capacity by urban Aboriginal organizations to be involved in planning systems
- Lack of understanding and existence of misconceptions about Aboriginal peoples
- Inappropriate funding mechanisms
- Lack of communication
- Lack of public awareness of Aboriginal issues
- Need for transparency in decision making processes

Critical Barriers

- Don't have equality between partners
- Lack of commitment to success of relationship by both parties
- No national housing framework
- No national policy for dealing with/addressing homelessness
- Competition among parties for share of inadequate resources

Action to Consider

- Flow money directly to Aboriginal community organizations
- Simplify processes
- Establish mechanisms to ensure input into policies and planning at all levels
- Improve communications to ensure exchange of information and to facilitate increased awareness

WORKSHOP REPORT TO PLENARY - MAKING THE SYSTEM WORK FOR US

Much of the discussion focussed on the Urban Aboriginal Strategy, as this is a key area where Aboriginal Housing Corporations need to be involved.

- Primary issues and concerns: Building capacity, both within the Aboriginal community and at all levels of government; becoming a planning partner at all levels, and building that trust; funding is now going to the provinces, and all levels of government are still dictating terms and parameters; transparency: need for awareness and understanding of each other within that partnership; Aboriginal organizations/communities are sometimes at odds because of legal identity (e.g.: Métis, First Nations, etc.)
- Barriers:
 - Not being seen as an equal partner;
 - Not promoting success by all parties;
 - Lack of a national housing framework;
 - Governments involving others in devolution, instead of involving the Aboriginal community directly
 - Governments are designing programs without consultation with Aboriginal organizations.
- Actions
 - Simplify the process: don't pursue centralization;

Establish clear objectives for operations at the immediate level;
Provide for adaptation after change of jurisdiction;
Involve municipalities in the provision of services;
Make sure our organizations are part of the development and structure of projects;
Talk to new governmental partners and develop these relationships;
All Aboriginal groups should work together;
Relationship-building is required at all levels of government;
There must be on-going collaboration and a cohesive agenda.

SHARING CORPORATE KNOWLEDGE: A FRAMEWORK FOR PARTNERSHIPS

PLENARY SESSION

David Seymour, Director, NAHA;
Dewey Smith, Housing Policy Analyst, Assembly of First Nations

David Seymour is a Mohawk from Akwesasne. He now lives in the Victoria. He has a Bachelor's degree in Economics and another in Law, both from the University of Victoria. Seymour works for the Department of Indian and Northern Affairs Canada as a Funding Services Officer

While attending university, he was a director of the Victoria Native Friendship Centre and served as president for two terms. He is a founding director of M'akola Housing Society and served as President from 1985 to 2006. During this time M'akola expanded into seven affiliated societies serving the Aboriginal peoples on Vancouver Island. Seymour also served as the Aboriginal representative on the Board of Directors of the Canadian Housing and Renewal Association for 12 years, retiring from this position in April 2008

He is the President of the National Aboriginal Housing Association. He is currently the Vice President of the M'akola Group of Societies. A founding Director of the B.C. Aboriginal Housing Management Association, he has continued to serve in this capacity for the past eleven years.

Dewey Smith has extensive knowledge and experience in all matters of housing, both on and off Reserve. A consultant, he develops concepts, strategies and policies that help build the capacity of First Nation peoples, communities and organizations.

He combines the professional elements of technical skills proficiency, research and analysis, concept and policy development, and an in-depth experience in all aspects of management and communications. He has provided a balance of policy, program and performance that is connected to the aspirations of the communities, organizations and people that pursue solutions to housing problems. Dewey has worked on a number of capacity development initiatives with the Union of Ontario Indians, Ontario First Nations Technical Services Corporation, and the Indian Inspector Unit.

He is currently a Senior Policy Advisor for the Assembly of First Nations where he provides analysis of current issues on housing and infrastructure to the Office of the National Chief and the AFN Housing and Infrastructure Secretariat. This includes strategies for planning and building management capacity by developing the practical means and tools to fundamentally change the delivery and management of housing initiatives.

Mr. Seymour presented on the key elements of housing authorities.

- Developing housing authorities: rules, staff, process
 - Don't want it to be a question of entitlement;
 - Need creation of legal entities designed for the reserve community;
 - Ability to share in delegation movements, to ensure the housing authority is separate from but responsible to the First Nation's Government;

Need to develop housing authorities: governance, processes, rules, staff; when transferred into a reserve environment, need to deal with transition (create legal entities to deal with needs of communities).

- Development of an environment that makes it safe for those organizations to be sustainable in the long-term
 - The relationship between the housing authority and the individual, landlord and resident, must be mediated for sustainability;
 - Frees the body from being embroiled in that relationship, moving it to a third-party environment
 - Allows the party to seek recourse;

Question: There is a need for National Aboriginal housing policy - how can this be achieved?

Response:

- Must ensure that housing authority is separate from government and fully empowered to do tasks in non-reserve community
- Create authority to ensure development of environment that makes it appropriate to be sustainable in long term
- In B.C., the difference in our housing administration is that the relationship between the housing authority and the individual has a safety valve known as the Residential Tenancies Act. The Act extends powers for both the landlord and tenant and provides the framework to mediate, negotiate, and arbitrate differences. This moves mediation to 3rd party involvement
- We must discover how to create a bylaw to empower a 3rd party intervention instead of bringing in Band Council. An example is access to housing for First Nations students in University residences. Urban housing corporations need to create partnerships with First Nations to provide student housing and help to support opportunities to access post-secondary education funding
- The First Nations Chiefs, through annual assemblies, have expressed the need for equitable access under the current political accords; these political accords look at the exercise of First Nations jurisdiction

Comment: There is a problem with assuming that there is a distinction between on-reserve and off-reserve peoples. There has been very little political linkage between what is happening in the off-reserve urban environment and the on-reserve community

Comment: Working together with AFN, and bridging the gap, is a matter of policy development

Mr. Smith presented the viewpoint and the issues from the perspectives of the AFN's experiences.

The Chiefs vision for housing is to advocate for equitable access of opportunity and infrastructure in current political accords. How does it relate to off-reserve activity? The Corbier decision acknowledges that First Nations leadership has not occupied the field. They now have made the commitment for political advocacy and lobbying on behalf of the off-reserve community. How do we bridge the gap?

Comment: In Alberta's Residence Tenancies Act we can control within our own framework situations that are parallel with urban areas. My board is made up of chiefs from Treaty 6 and Treaty 8 so we're not strictly on/off reserve

- We agree that there should be a seamless transition - the ability to move and have appropriate linkages and support mechanisms
- There has been very little consistent political linkage, and I believe that that's by choice, and it's a choice that needs change; give voice to those existing mechanisms, and link them back to the community where leadership is now occupying a provincial seat
- The critical ingredient is relationship building - expect this to happen with a lot more intensity.

Bridging the gap lies in policy development and collaboration

- Creating a regulatory environment based on good governance that allows operational control of housing to take place under a mandate from Chief and Council, but independent in their day to day operation. ID those processes and assist in capacity building in same manner

as would be expected under provincial jurisdiction

- Eliminate the variance of one governance structure to another: we've discussed it with NAHA members, and many different organizations are going to begin to negotiate for a seat at that table to make sure it satisfies needs of community members no matter where they are
- Need definition of jurisdictional control and institutional framework, whether on or off-reserve
- Building operational capacity and control is key.
- Needs to be First Nations and Aboriginal organizations at the table, assessing the needs of their memberships, establishing priorities, and going forward with support of all levels of governments

Question: What happens to First Nations members that may or may not belong to the host territory?

Response:

- Extension of jurisdiction: First Nations leadership is coming forward to occupy a seat in the negotiation environment. Can those interests be accommodated from region to region?
- Seeking collaboration because anyone acting individually is marginalized from a position of influence. Need sound governance to adopt a regulatory environment that creates an opportunity for regulatory control; change in governance structure causes problems; but within a regulatory environment, these problems are eliminated.
- Once a leader moves to an urban area and loses their reserve status, they lose the ability for leadership, and we need to stop that by bridging a gap between reserve and non-reserve communities
- In B.C., there are some First Nations Communities with populations under 100: these small communities are unlikely to have the economies of scale to have a presence in the non-reserve community. We have a lot to do to help those smaller bands to have a presence in the non-reserve community; how do we collaborate with each other in order to recognize that housing is a basic need of everyone.
- Chief Phil Fontaine has a petition online for everyone to sign, no matter where you live. This is a good starting point for bridging the gap between on-reserve and off-reserve communities and shedding issues of territoriality through a common cause
- Collective challenges:
There needs to be a respect for First Nations jurisdictions and leadership on the part of provincial and federal governments; within that, there needs to be a definition of jurisdictional control and responsibilities;
- Need to define the institutional framework: on-reserve or off-reserve; potential for NAHA to play a huge role;
We have done some modeling of the environment: Canada-wide/US-wide; need operational control in the transfer of operational responsibility;
How do First Nations create program activity and flexibility?
Needs to be First Nation groups at the table, assessing and setting priorities, and going after those with the full support of the municipal, provincial and federal government;
We are seeking collaboration to move forward, and move away from marginalization.

WORKSHOP 2 - SHARING CORPORATE KNOWLEDGE: A FRAMEWORK FOR PARTNERSHIPS

Facilitator: David Seymour, Director, NAHA, Victoria, BC

Workshop Objective: To examine and discuss how Urban Aboriginal Housing corporations might develop working relationships with First Nations in their areas in advancing housing for Indigenous peoples, drawing on their experience in considering partnerships and mutual support.

Primary Issues and Concerns:

- Lack of communication between on and off reserve people
- Jurisdictional matters and membership
- Unstable long term leadership

- Lack of trust between on and off-reserve peoples
- Thinking based on money only
- Legal divisions among people lead to fights among some Aboriginal people (Status, non-Status, Métis)
- Lack of unity and cooperation among on and off-Reserve citizens
- Differences in ways of administering funds and decision making
- Lack of trust of and respect for Aboriginal organizations by provincial and federal governments
- Land holding differs on and off-Reserve

Critical Barriers:

- Negative mind-set
- Fear and distrust
- Lack of good communication
- Jurisdictional issues
- Lack of respect
- Stereotyped thinking
- Lack of understanding by either group with regard to housing on and off-Reserve
- Lack of understanding, insight and support by provincial and federal governments
- Artificial legal boundaries between the peoples and the lands
- Lack of a common vision for Native (Indigenous, Aboriginal) housing
- Lack of consultation and participation by on and off-Reserve peoples in decisions relating to housing

Action That Can Be Taken:

- Start talking, writing and generally communicating at the local level
- Set up province wide organizations (such as AHMA in BC) to overcome boundary issues and provide a united voice
- Establish joint leadership councils with a focus on social issues, not legal issues
- Clarify jurisdictional issues
- Spread the word about best practices and arrangements that are working in various parts of the country
- Set aside legal disputes in favor of dealing with social issues, including housing and health
- Revive traditional concepts and teachings about such things as sharing
- Stop fighting each other and focus on the issue, namely good, affordable housing for all
- Develop a common vision (e.g. Martin Luther King said, "I have a dream!" he didn't say, "I have a complaint.")
- Implement talking between on/off reserve peoples locally, as well as among Aboriginal leaders and politicians.
- Make a concerted, unified and mutual effort toward Healing, which has to start at some point
- Sign MOU's to work together and provide mutual support in spirit

WORKSHOP REPORT TO PLENARY - SHARING CORPORATE KNOWLEDGE

David Seymour

- **Concerns**
 - Differing perspectives exist between On-Reserve and Off-Reserve communities and this affects how they see housing;
 - First Nations feel they must do something for their off-reserve members;
 - There is little sharing of corporate knowledge and abilities;
 - Possible Loss or reduction of funding;
 - Fear of rejection if we should approach First Nations;
 - Provincial and federal governments will proceed to deal with various groups, with or without us.
- **Barriers**

Major differences in organization structure and policies, on and off reserves;
Lack of clarity and agreement on “entitlement” and “need”;

- **Actions**

Take steps to discuss the issue of housing with First Nations near you;
Work with all parties, holding, for example, facilitated discussions;
Develop interaction in small steps;
Enter into MOUs to confirm engagement;
NAHA and province wide Aboriginal Housing Organizations need to be involved at all levels.

THE URBAN ABORIGINAL HOUSING TRUSTS

PLENARY - FROM COAST TO COAST TO COAST

NUNAVUT, NU - Jeannie Arreak-Kullualik, Iqaluit, NU

Mrs. Arreak-Kullualik lives in Iqaluit and is the Housing Policy Officer for Nunavut Tunngavik in the Nunavut Territory. She is a long term member of the Board of Directors of NAHA.

Mrs. Arreak-Kullualik made a presentation on the strategy for dealing with the Nunavut Housing Trust.

- plan to build 725 new social housing units - \$300,000 per unit (insurance, materials, transportation, etc)
- 3 yr mandate 2006/07 to 2009/10 – expected to be extended to 2012;
- continue to lobby federal government for further, multi-year investments in housing for Nunavut which take both capital and operating costs;
- considers \$200 million a 10% investment to the \$2 billion required for housing shortage, population growth and replace aging units;
- supports the growth of new business and entrepreneurship;
- Works with local leadership and local housing organizations to determine construction labour-delivery methods for each community;
- Works with dept of Education and Nunavut Arctic College to promote and coordinate training and apprenticeship initiatives;
- promote initiatives targeted at Nunavutmiut who are ready to accept the responsibility of homeownership; increase homeownership awareness, material assistance program, Nunavut Down Payment Assistance Program (NDAP) - so expensive to build (min. is \$25,000, max. \$75,000), just under Fort McMurray’s housing costs, Seniors and Disabled Preventative Maintenance Program
- Focus on simplicity and unity, self-reliance, continuous learning and Inuit employment

Key Points

- Huge learning curve for the Nunavut Housing Trust people and the Territorial Government;
- NTI’S role within the Nunavut Housing Trust is to improve living conditions for Inuit - 1,200 on waiting list, 95% Inuit ex. Capital of Inuit, waiting list has 110 applications which represents about 310 people. 83 of those were single men or women wanting to get out of overcrowded conditions;
- Canada’s Auditor General’s report of the Nunavut Housing Corporation May 2008 was not helpful.

BRITISH COLUMBIA - Andrew Leach, CEO, Aboriginal Housing Management Association (AHMA), Vancouver BC

Mr. Leach spoke in general terms, since he has just started his current job.

- We’re here for a common cause, to improve housing conditions among Aboriginal peoples;
- In BC, we are trying to devolve the Aboriginal housing program, to replace government with BC Aboriginal control;
- Partnerships, the right people of like mind in the right places and leadership are key to success in working toward a common goal;

- We are trying to instill a change in philosophy, to realize that we have authority over our programs, self-determination is a key element for us;
- How are we going to be different from government as overseers? The difference is that we know and understand our (Urban Native Housing) societies. They tell us things they'd never tell government.
- We're looking at other areas of devolution like in Health Canada, but with little progress: we need learn established models of devolution.

ALBERTA - Mel Buffalo, Chairman, Amisk Housing Corporation, Edmonton AB

Mr. Buffalo started his address by referring to the apology offered by the Prime Minister on June 12 to Residential School survivors, of whom he is one.

- One of the things I picked up from the apology is that we need to look to the future, and the federal government needs to change how they treat Aboriginal people. The federal government has to be brought to the table, with regard to housing.
- The presentation from Ms. Downey was very timely - housing and health are related, and we need more affordable, adequate housing for our people.
- Amisk Housing began as an organization to serve Native peoples, and we are still under umbrella of CMHC, and we continue to struggle under the existing Urban Native Program
- However, the non-profit organization has grown leaps and bounds by taking advantage of the UAS funding and we have managed to tap into some of this. For example, we now have a huge 15 suite apartment building geared mainly to large families (5-6 bedrooms as most clients have large families) and 96 units through our subsidized housing
- In the non-profit sector, close to 300 units have been acquired since 2001.
- The value of our houses is depreciating as we go along, while funding costs for maintenance and repair is going up; as an organization, we have to find ways to change that.
- our land is increasing in value, yet our buildings are deteriorating
- cost of materials and labour are increasing due to a booming economy in Alberta and we're paying through the nose (even for some minor repairs), with a great drain on our limited budget

In closing, "As the UN Rapporteur says, Aboriginal people really need more housing".

SASKATCHEWAN Sandra Brown - President, Métis Urban Housing Association of Saskatchewan (MUHAS)

- MUHAS represents six Métis housing organizations in the urban centres in Saskatchewan;
- \$50 M of the Urban Aboriginal Housing Trusts was allocated to Saskatchewan, with \$25 M dedicated to the Aboriginal Housing.- MUHAS and two other groups were allotted \$13 M, and the First Nations were allotted \$13 M for off-reserve housing;
- MUHAS has received half of its \$13 M. Our members corporations used it for modernization, retrofitting, and energy efficient upgrades, as we want to maintain the standards of existing housing;
- We negotiated with the Saskatchewan Housing Corporation (SHC) to sit on a 6 member tri-partite committee (2 for First Nations, 2 for Métis, and 2 for SHC) which addressed how proposals would be assessed, and meeting service gaps throughout the province. There is also a Métis project selection committee, and a First Nations project selection committee
- Amongst MUHAS members we've expended the Trust funds allotted. The other \$13M was set aside for development, and proposals will be reviewed by the tri-partite committee. Letters confirming approval will be going out shortly so construction can start.
- The new Premier created a task force to report on housing and housing needs in Saskatchewan. MUHAS has met with the Task Force.
- MUHAS is actively advocating for further consultation with provincial and federal governments on the difference between affordable and social housing needs.

MANITOBA - Ed Tanner, Executive Director, Manitoba Urban Native Housing Association (MUNHA)

Ed provided an overview of the work and progress of the MUNHA.

Consultation, Board Staff and Community

- Four meetings with membership; presentations on housing issues; training workshops, seminars
- Real estate institute of Canada, accredited residential manager ARM certification, successful site management, ethics in business practice,
- Create an Aboriginal board of director seat
- Train Aboriginal people in real estate and property management; at the CREA AGM, I tabled a motion to create an Aboriginal board of directors - need more training
- City of Winnipeg: "First Phase" 2007-2008: could only get funds for our groups in Winnipeg
- Community stakeholders: MUNHA 14 Housing Corporations, Kinew, Kanata, Dakota Ojibway Tribal Council Housing Authority, Dakota Ojibway First Nations Housing Authority, Keewatin Tribal Council Housing Authority, Kekinan Seniors Centre

Housing Plan Phase 1:

- Urban Aboriginal Organizations and Government, Urban Aboriginal Strategy
- Research Team: Institute of Urban Studies - University of Winnipeg, Gino Distasio, Susan Mulligan, Students
- Partners: UAS - Office of the Fed Interlocutor (INAC); Winnipeg Homelessness and Housing Initiative - Service Canada; Aboriginal and Northern Affairs Manitoba; Manitoba Housing and Renewal Corporation; City of Winnipeg
- Research approach and methods - we worked with 8 groups on the housing plan; University-backed research works well to support funding; Manitoba Housing and Renewal Corporation went through a KPMG report and they're going through that right now
- Needs and gaps analysis, demographics, changing client needs, dealing with financial uncertainty, stories, maps.

Needs and Gaps Analysis:

- MUNHA and MHRC and IUS developed a survey questionnaire (150 questions)
- Expire of operating agreements, waiting list, 5000
- Capital replacement planning: some of funds were spent inappropriately.
- Maintenance: one of the biggest issues that affects all of our housing corporations; many of our units are over 100 years old
- Policy and procedures, service reviews: many groups need to learn more about these
- Capacity building in property management
- Board governance: trying to develop program training for each housing affiliate - satisfy our founders and increase efficiencies.
- Long-term solutions: there is a great deal of uncertainty among our members; we're waiting to hear from government (provincial and federal) what we can do with our units once we own them; many of our houses are very close together, making it difficult to work on one without affecting several.

Structural Audit:

- UAS \$90,000 Aboriginal Engineer Firm
- Winnipeg Units
- \$50 million assets, \$12 M requiring major repairs
- units over 100 years old in Inner city, NE, Central, WE; believe many should be sold, purchase newer units, seek subsidies or rent supplement;
- once operating agreements expire may be forced to sell; we have one of the largest Aboriginal populations in Winnipeg. North End is one of the most depressed areas in Canada. Centennial
- neighbourhood is doing a lot of work, and one of the poorest neighbourhoods in Canada. The west end is also quite rough. We may have to change to apartments/row houses, but I would like to keep the single dwellings.

MUNHA Housing Registry and Database:

- work completed over two years; feasibility study report on the development of a housing database started Aug 9, 2006 and completed the final report - Jan 18, 2008
- today - building the IT infrastructure; 21 sites in the City of Winnipeg April 200; train users and maintain system: 8 MUNHA members in the City of Winnipeg

Manitoba Housing Plan Phase 2 - 2009-2010:

- Develop funding for urban centers outside of Winnipeg: Portage la Prairie, Brandon, Dauphin, Swan River, Thompson, Selkirk
- Partners
- Launch and generate public awareness: press release

“Winnipeg First Nation: Heart of the Home”:

- MUNHA and video artist Jim Sanders wanted to identify how housing affects the Urban Aboriginal community. The Winnipeg Arts Council provided \$15K under the Community Arts Program to produce the video “Winnipeg First Nation” documenting the housing issues facing Winnipeg’s urban Aboriginal community.

Presentations

- To increase public awareness on Aboriginal community housing issues by making presentations at targeted housing events: the City of Winnipeg, Housing Steering Committee, stakeholders and neighborhood associations; Make your Housing Commitments known to the community, government, business through stakeholders and network meetings: North End Community Renewal Corporation, North Point Douglas, Lord Selkirk Development, Dufferin, St Johns, West Broadway Renewal Corporation, Spence Neighbourhood Association, Centennial Neighbour Association, Institute of Urban Studies; if people don’t know what you’re doing, then how are they going to know what’s going on? Make as many presentations as you can.
- Participate in teleforums - CHRA, CMHC
- Political partnerships: City councilors, Manitoba’s MLA’s, federal members of Parliament, Assembly of Manitoba chiefs, National Association of Friendship Centers;
- MUNHA is working with non-Aboriginal groups to create a housing registry and also working with new refugee immigrants;

Urban Aboriginal Housing Trust Account

- \$12.95M will be set aside for elders, homeless Aboriginals, transitional housing and northern housing; \$16.3 to be allocated under an RFP July 2008; \$13M projects, \$3M in rent supplement; considering establishing a Joint Selection Committee. I want them to start an Aboriginal Housing Directorate.
- Native women transition centre: to provide transitional housing for women exiting correctional facilities capacity, 30 units for 50 women and children
- Kekinan seniors centre: 30 assisted living units
- Dakota Ojibway Tribal Council Housing Authority (DOTC) 31 units in Brandon
- Habitat for Humanity, Aboriginal Pilot Project 5 Homes for Homeownership
- Kinew Housing: 20 affordable rental units in Winnipeg’s core area. capital cost, rent supplement, vacant lots, WHHI-Province-City, UAS
- Ma-Mow-We-Tak (Thompson) Friendship Centre: 8 units 4 duplex units with rent supplement

Aboriginal Housing Plan www.munha.ca

- Includes Property management company, property development, construction, housing for HIV clients, disability, students, singles, homelessness, mental health, child and family service, Habitat 5 home pilot project, poster, selection of families, city land \$1.00 lots, maintenance training program WTC, Hydro retro-fitting for low income tenant, template for Aboriginal Housing Corporations, Associations, Regional/National program to buy/build units and subsidies, partnership. Information for others to review

Items for Action

- Dakota Ojibway Tribal Council Housing Authority is going to tear down some of their housing and build new units - there’s very little land in Brandon; we are going to apply names from the general list for Habitat housing; we’re looking at meeting with St. Boniface city councillors , I’d like to build in where it’s a different neighbourhood and climate; .want to develop a property management company; want to establish a Maintenance Training Program - drywall, plumbing, heating, trainees can later become maintenance professionals. Our groups just don’t know how to use the new money,

everyone needs a plan to bring forward a provincial perspective...then we can develop a national plan.

ONTARIO, Frances Sanderson, Executive Director, Nishnawbe Homes, Toronto, ON

Frances made a presentation on Nishnawbe Homes, an Affordable housing project in Toronto. The project was funded under the Ontario, Affordable Housing Initiative.

- Our latest purchase was a 60 unit building, that was purchased strictly by mainstream funding
- Work to develop housing through equities
- Strong sense of community and support, in order to produce an alcohol and drug-free environment
- Find housing that fit the bill: bought the building from nuns looking to get out of the business
- Key supporting element: political will
- The city had something to prove after a bad winter had resulted in the death of a number of members of the Aboriginal community; what better action than to support an Aboriginal bill; 26.3% homelessness in Toronto, so the Ministry of Housing helped. We developed a good relationship with provincial government
- Had a good proposal and a solid plan
- Process of purchase took six months - extraordinarily quick for government; finalized March 31, 2007
- Renovation funds used to upgrade building (bathroom, floors, AC, heater etc.; renovations are almost complete and it will open soon; all this took six months; Rotary Club of Toronto funded landscaping
- "It is a good story. All you have to do is ask."

"The Board had a dream, and the Ontario Ministry of Housing helped make it a reality."

ONTARIO – Rural and Native Housing Program: Don McBain, Executive Director, Ontario Aboriginal Housing Support Services (OAHSS), Sault Ste. Marie ON

- I'd like to thank the Algonquin Nation and the elder for his words this morning. It was really nice to speak after Gary - nice to hear that there are successes. I'd like to discuss the Rural and Native Housing Program in Ontario.
- OAHSS was incorporated in September, 1994 with the mandate to provide affordable housing to Aboriginal people in Ontario requiring assistance based on needs. We are looking to use Aboriginal talents and skills, and to cost-effectively administer Aboriginal housing programs (using savings for repairs, etc.)
- OAHSS is not a new corporation. After a 1992 consultation process with Ontario, the organization was developed. The consultation involved the Friendship Centre, Women Associations, Métis and Aboriginal Associations, and Native Home Providers in Ontario. Currently, it's a very eclectic organization. There are members from each of the three province-wide organizations
- March 1st 1996: there were 10 property management groups responsible for different territories.
- 1999: Ontario signed the Social Housing Agreement which transferred responsibility from the federal government to the provinces. Over the next couple of years, property management corporations in Ontario reported to CMHC. In 2001 administration was taken over by the provincial government, and contracts transferred to the Ontario Ministry of Municipal Affairs and Housing.
- Responsibility was transferred again to the Ontario Aboriginal Property Management Corporation in 2006. Effective July 31st, 2006, our corporation entered into agreement with the Ministry to administer the entire rural Native housing program in Ontario. We have 800 units of homeowner mortgages with a \$14 M. annual budget. Our goal is to have the entire asset transferred from the provincial government to this organization.
- I understand the BC position of 3 steps forward, 2 steps back, a lot of discussions with ministries of Ontario to get this transfer, very close prior to the 2007 Ontario election to get approval for transfer. The minister and ministerial staff changed after election, and were delayed by about a year.
- We've evaluated our entire rental portfolio - 65% of units in portfolio inspected. We used a 3rd party engineering company to extrapolate costs and identified a pretty significant gap. We were able to negotiate with the Ministry of Municipal Affairs just over \$5 mil capital repair program - \$3 M in FY 2008-09, plus another \$1 M. for the next two operating periods; hopefully within the year it'll be under the control of the Aboriginal community.

- In the housing portfolio, there was a very serious requirement to assist some homeowners in dealing with maintenance issues they haven't been able to afford over the past 10-15 yrs of the program. Proposal for \$2.5 M. repair budget - 95% delivered. We identified a lot more need, north of the French River, and need another \$1.3 mil in that area.
- Bernice Downey's comment about administration transfer is well-taken - the property management groups that we work with are extremely capable organizations individually and employ a lot of Aboriginal people.
- I really hope that post-asset transfer we can realize new delivery through being budget conscious and doing rehabilitation (i.e. retrofits that provide energy savings).
- My information will be left in the lobby, and I'm more than happy to talk to people with questions. Our web site is www.oahssc.ca and an email address is on there.

NEW BRUNSWICK: Garry Gould, Executive Director, Skigin-Elnoog Native Housing Corp., Fredericton NB

- I'd like to talk about the Urban Aboriginal Housing Trust money - the infamous \$300M given by the feds to provinces and territories in the 2006 federal budget
- My organization was created in 1973 by the New Brunswick Association of Non-Status Indians to be a housing authority that's sole purpose was to do whatever we could for off-reserve people in NB. It is a province-wide society with both rural and native housing portfolios.
- In the early stages, we delivered about 500 units of the 12,000 in the province to Aboriginals and non-Aboriginals
- When the program was assumed by the province we took over the Aboriginal section. From 1973-1993 we developed and delivered a number of social housing initiatives, and currently have 240 units that we own and administer under the urban Aboriginal housing society. We run a portfolio of roughly 500 units with only 6 people on staff.
- The problem with the Trust is the checker board effect across country. Some haven't been able to access the money, provinces have individual ideas and agendas, and it is difficult for Aboriginal housing providers to gain access to money.
- In New Brunswick, once the Trust announcement came down we immediately started to lobby the province (under Bernard Lord's Conservative government). We said here's what we'd like to see: affordable rental housing, transitional housing to assist women from emergency shelters to second stage, and homeownership. We wanted our organization to be a full-fledged housing authority for Aboriginal people. Before the Trust, we were limited to serving only poor people. Homeownership allows us to reach a whole new client group. We've begun to serve households up to about \$55,000 income and get them into first time homeownership opportunities. We take people who we've housed in the past in the affordable rental program to make transition into homeownership.
- The province started consultations with various Aboriginal groups, which delayed us by about 18 months. The program started with a press release last September (2007). New Brunswick got \$6.7 M. under the Trust Fund, and the provincial government also contributed \$5.5 M
- Several groups have proposals before the province, including the Friendship Centre. We have 2 proposals before the province, one for a 12 unit combo transitional/affordable housing, and a 14 unit affordable housing development.

Homeownership Program:

- The real estate market isn't as difficult as in Ontario or Alberta. The coordinator started delivering program in November. There are 96 clients on the books, 15 have signed mortgages and are in their units. Another 26 are conditionally approved (looking for their homes). We're able to house people with family incomes less than \$20,000 (one young lady with 2 kids and an income of \$18,000 found an old mini home). The average mortgage is \$100,000, though they range from \$45,000 to \$180,000.
- The program operates in this fashion: if you're approved (and there is counselling to help improve total debt-servicing ratio), your income establishes the amount of mortgage you will have. There is 10% forgiveness on the mortgage, and the first half of the money (including that 10%) comes out of the Trust fund. The remaining half comes out of provincial funds. The effective interest rate for the first half of the mortgage is 0% and the second half is 4.4%. Clients are locked in for 25 years with a fixed payment system.

- Every year a staff member goes around visiting the 34 clients in heavily subsidized units - 7 or 8 say to him that their rent has gone up when their incomes went up. Now we can say to some of them (3 so far) that there's an opportunity to move beyond that situation.

"I'm quite pleased with what's going on, and am more than willing to talk to other groups"

NEWFOUNDLAND: Ed Mesher, President, Melville Native Housing Association, Happy Valley, Labrador

Mr. Mesher spoke briefly about his past experience with Native issues in relation to communications. He indicated that his association in Happy Valley owns 75 rental units, and could use that much again.

- He said the apology didn't count for much in Newfoundland and Labrador, as they continue to be oppressed and controlled by the provincial government. For example, they can't change the hot water tanks without permission from NL Housing Commission. They want to be more independent.
- Last Saturday, Ken Dryden and the local MP held a meeting to talk about poverty issues. People from corrections, justice, social service, shelter attended. Housing always came up as an issue. Some people are going to correction centres trying to get a place to sleep.
- There are a lot of persons with significant problems amongst our community (I don't say this in a bad way, but in a real way), and we do need some kind of training in life-skills.
- These problems among our people, including suffering, confusion, unemployment, drugs, and criminal elements, can all linked to the unsuccessful attempt to assimilate Aboriginal people in Canada.
- NAHA could become stronger - we know the different needs of people across the country - if we put our heads together and help each other, share different experiences and so on.
- One thing NAHA can do is try to lobby our federal government to support the UN Declaration on the Rights of Indigenous Peoples. With the apology, it's good timing to push for more freedom to make our own decisions and make some headway.

WORKSHOP 3 - URBAN ABORIGINAL HOUSING TRUSTS

Facilitator: Harold Tarbell, *Consultant, Vancouver, BC*

Harold Tarbell was born and raised on Akwesasne Mohawk Territory near Cornwall, Ontario. A university graduate with many years of experience in research and policy development, Mr. Tarbell is currently working out of Vancouver as a consultant. He has worked with many organizations, including the AFN.

Workshop Objective: To discuss how the concepts discussed in the presentation can be used in other locations to assemble money in addition to the Trust Fund monies to achieve affordable housing for Indigenous peoples in cities across Canada.

Primary Issues:

- Lack of adequate funding
- Tenure of federal provincial agreements
- Lack of engagement of Aboriginal groups
- Trust fund timeframes and implementation differ from province to province
- Lack of clarity regarding time frame is a variant
- Slow and uneven starts to distribution of trust fund monies
- Exclusion, discrimination based on legal definition of Métis and First Nations services Pan-Aboriginal
- Provincial governments have oversight of housing and control of the money
- No Aboriginal involvement in the decision making process
- No Aboriginal control over the Off-Reserve Housing Trust money
- Land acquisition/development in larger cities is a huge barrier

Action That Can Be Taken:

- Clarify timeframe and tenure of Trust monies;
- Change policy to enable organizations to leverage more money
- Transfer money and administration to Aboriginal organizations
- Improve and increase communications
- Enhance capacity, funding and employment opportunities

- Establish political will to engage and consult with Aboriginal peoples
- Develop strategies to assemble needed money, such as fund raising
- Enter partnerships (on equal footing) with organizations such as Habitat for Humanity
- Network with supportive organizations like the Chamber of Commerce
- Invite professional to, to assist with planning and proposal writing - retired senior government officials, businessman, academics from the university, and realtors
- Partner with corporate enterprises - developers
- Promote, design and establish assistance programs for urban Aboriginal home ownership
- Extend services, like property management, to others on a fee-for-service basis
- Encourage Aboriginal businesses to become fully qualified, then hire them
- Encourage Native (Aboriginal) Economic Development
- Work with municipalities and local authorities to secure land at reasonable cost.

WORKSHOP REPORT TO PLENARY - URBAN ABORIGINAL HOUSING TRUSTS

Harold Tarbell:

- Concerns
What happens to the money? Is it being directed at the provincial level? Inequality in funding distribution; delays in access and release of funds; not enough money to build units on one's own
- Barriers
Refusal of some provinces to meet with Urban Aboriginal Housing corporations; inequality in funding distribution, funds not being released
- Actions
Carry out advocacy around movement/action; seek potential funding from social enterprises; establish clear objectives for operations at the immediate level; obtain letters of support in addressing issues; join other groups to "educate" them, in order that they may advocate on your behalf; seek financial support from corporate and philanthropic organizations, both within and outside the housing industry; housing organizations should become active in fund-raising and investment; enter joint ventures with the private sector and organizations such as the Aboriginal Capital Corporation; get informed about the disbursements of the Trust Fund and share this information; consider independent fund raising ventures to support operations of NAHA.

ENERGY EFFICIENCY

PLENARY SESSION

Joe Volante, Vice President, Ameresco Canada:

Mr. Joseph Volante has been with Ameresco Canada for 15 years. In his current role as Vice-President, Business Development Social Housing Sector, Mr. Valente led the development of many significant projects within the Ontario region both in the public and private sector including the development of an energy and environmental program for the City of Toronto. Mr. Valente is currently working with a number of housing organizations to establish and quantify capital needs and energy savings opportunities, as well as implement resident communications and engagement strategies.

Creating Energy Savings to Provide Capital for Renewing Buildings

- 35 years of energy management experience in North America
- Balance renewal needs with available funding - assessing your capital needs and then prioritizing where money needs to be spent; at end of day, preserve and improve the asset
- Look at energy efficiency, environment measures (environment sustainable, and indoor living environment)
- From energy management perspective, spend energy savings on capital investment
- aligning energy plan with asset plan

- Establish communication strategies - try to engage stakeholders (residents, board, community at large, government)
- Typical energy use: 50% of energy being consumed is for conditioning the space, 20% for domestic hot water, 10% lighting, 10% refrigeration
- Try to focus on larger consumers of energy; building renewal, environmental measures; healthier communities ...Co2 emissions; focus on the largest consumers of energy (i.e.) heating, refrigeration;
- Communications strategies; resident education;
- Financial/funding model; the typical unit will cost \$1,500 per year per retrofit; \$1,200 post retrofit
- Energy measures
lighting - incandescent to compact florescent; heating/cooling measures - furnace upgrades (heating and hot water heaters); water conservation: low flow toilets; low-flow shower heads; low flow faucet aerators in lavatories and sink; appliances

Renewal: building the envelope:

- caulking, weather stripping, sealing roof penetrations, repointing the brickwork, foundation water proofing, insulation upgrades

Renewal: green technologies

- solar; geothermal, wind: windows/door - replacement or refurbishment; interior - bathroom; kitchen; flooring; painting; indoor air quality - ventilation; mold remediation - run washing machines when they are full; time your shower to keep it under 5 minutes; turn off the water while you brush your teeth and while you shave; avoid flushing the toilet unnecessarily; dispose of tissues, insects and trash in the waste basket

Create a funding pool

- building solutions: lighting, furnace upgrades, health and comfort, water conservation, building envelope, stakeholder communication; benefits - funding for building renewal

Resident engagement

- strategy of a co-operative; understanding the energy use; resident training curriculum: behaviour affects savings and IAQ
- Healthy Homes
Whole concept of indoor air quality; can have a tremendous impact with fairly simple behavioural changes; creating a funding pool: by becoming more efficient you can change an operational cost into a capital cost avoidance; asset preservation; tenants control in many cases the energy that's being consumed - they need to be partners; get them to understand how their behaviours are affecting the environment; Healthy Homes initiative (Harvard School of Public Health): link between indoor air quality and respiratory ailments (particularly for children i.e. asthma);

Social Housing Experience

- North America's leading residential energy services org; over 20 years of experience, starting with energy management workshops; aging buildings; rising operating costs; crisis management events; lack of capital; prioritization, how do you decide where to spend your money to get the most leverage; resident dissatisfaction, residents want to live in a good location, long-term plan

Common Themes

- buildings are getting older; operating costs going up; more and more crisis management events; lack of capital to maintain the portfolio that you have; question of prioritization; resident dissatisfaction

WORKSHOP 4 - ENERGY EFFICIENCY

Sandra Brown, President, Métis Urban Housing Association of Saskatchewan, Lloydminster SK

Sandra Brown is Métis was born and raised in Saskatchewan. She graduated from Moose Jaw's Vanier

Collegiate in 1977. Sandra received her diploma in Rehabilitation Services from Lakeland College with a perfect 4.0 GPA in 1991 and was awarded the Board of Governor's Award for outstanding achievement.

Sandra started working for Lloydminster Métis Housing Group Inc. in February, 1992, as a Tenant Relations Officer. In 1998 she became Manager of Lloydminster Métis Housing Group Inc. and continues in that capacity today. She is also the current President of the Métis Urban Housing Association of Saskatchewan (MUHAS).

Sandra is family orientated and considers her children and grandchildren her greatest contribution. She is a very practical individual who believes in keeping things simple. She has a passion for housing, fairness and life.

Workshop Objective: To consider how possible solutions presented with regard to energy savings and cost reduction can be applied in the areas where workshop participants live.

Primary Issues or Concerns:

- Need for retrofit in relation to energy and humidity
- High cost of resources/manpower, tenant access, the whole process
- Ageing and inefficient appliances, furnaces, hot water heaters, HRVs,
- Lack of Tenant education
- High market housing prices only allow AHP to purchase old homes in need of costly major repairs
- Many new technological advances are developed and it is difficult for housing managers to keep up
- Inequitable treatment across the country: having a provincial organization has really helped in Saskatchewan and BC; however, in Ontario urban housing is devolved to municipal level
- Lack of long range planning
- High cost of energy sources e.g. oil, geothermal, solar heating
- Environmental problems associated with getting rid of old appliances.
- Health costs high from poor housing, e.g. not using up-to-date equipment like HRVs
- Planning: requires resources (manpower, ability, time)
- More and more people moving off reserves for housing, education, work.
- Diversity and coordination problems e.g. in Ontario there are 134 Reserves, 42 Housing corporations

Critical Barriers:

- High Costs
- Disparities from province to province and inflexible mindsets
- Lack of Education
- Onerous processes

Action That Can Be Taken:

- Cooperation among all Aboriginal Housing Corporations
- National Aboriginal Housing Policy/Strategy
- Education for children – kits, DVDs developed with input from the children
- Incorporate energy savings into the whole environmental package (e.g. 7 traditional teachings)
- Have more money (finances for manpower, education, tools, networking, communications)
- Flexibility in programs and policies
- Energy fairs
- Advocate, be political
- Community meetings (with food) Liaison committee
- Workshops – training tenants
- Emulate B.C. i.e. have one organization to deal with everything – question of greater political clout.
- Replace inefficient appliances with energy efficient ones

The workshop participants agreed that energy efficiency improves housing to the benefit of the people in the houses. The tenants are healthier, the corporation saves money and tenants have a greater sense of pride and well-being

REPORT TO PLENARY - ENERGY EFFICIENCY

Sandra Brown

The topic was introduced by talking about the benefits of retrofitting - savings to the tenants and home providers, sense of overall well-being of tenants

- **Concerns**
 - Lack of money for retrofit and no knowledge of funding sources
 - How to hold tenants accountable to costs associated with neglect?
 - Lack of tenant cooperation and responsibility for items such as changing filters, etc.
 - Lack of knowledge on how to access different programs available, e.g.: provincial energy corps.
 - The application process and costs associated, and restrictions inherent in the application criteria
- **Barriers:**
 - Funding is sometimes specific to items in terms of priority – doors, windows, furnaces
 - Time factors
 - Lack of “education” among tenants
 - Out-sourcing
 - Information on the quality of the product
- **Actions**
 - Educate children on small maintenance items to reach parents
 - Use internet resources like the NAHA web site to present and compare activities across Canada
 - Share information
 - Identify sources of funding and how to access programs that may be available

OUR GUESTS & PARTNERS

HABITAT FOR HUMANITY

AMERESCO CANADA

WELLESLEY INSTITUTE

HABITAT FOR HUMANITY

Gerry Fairfax, National Manager, Aboriginal Housing Program, Habitat for Humanity

Gerry Fairfax is a veteran of twenty-five years service at CMHC. He has been seconded to Habitat for Humanity Canada (HFHC) for 3 years to help design a way for Habitat to help more Aboriginal families to get homes.

During introductory comments, Mr. Fairfax indicated that over the past three years, 30 homes have been completed both on and off-reserve. He reminded participants that last year at the NAHA AGM in Saskatoon, the HFHC president announced the Aboriginal program that would start in September, 2007.

Mr. Fairfax's presentation was on HFH, family selection criteria, and two ways that Aboriginal Housing organizations can be proactive in helping to bring more Aboriginal families to HFH.

What is Habitat for Humanity?

- A non-profit organization; mobilizes volunteers and community partners to build affordable housing; breaks the cycle of poverty for low income families in need through homeownership; HFH best achieves its mission through its homeownership program: HFH is a worldwide, non-profit organization that mobilizes volunteers and raises money in the community (not just cash, but gifts in kind) and applies that to building homes for low-income families. We match homes with a home buyer who would qualify under criteria (certain income bracket). The home buyer then gets a mortgage that is interest free. The payments of the mortgage come back to HFH and it's put into a revolving fund. The more houses HFH has, the greater the funding is. HFH in Canada est. 1985, 35,000 volunteers per year coast to coast to coast. Iqaluit is the most northerly build in Canada. There are 72 affiliates. Since 1985 HFH has constructed just over 1000 homes, every year that number is increasing. The target for this year is about 230 homes. About 90 countries in the world are associated with HFH worldwide. A like number of homes get built in third world countries. A HFH home built somewhere in the world every 26 minutes.

Homeowners Selection, Training and Support: Self-Help Model

- Affiliates build homes, using some donated materials and labour
- Homebuyers buy homes with preferred financing terms (0% int/30%Gr income/No DP)
- All mortgage payments are reinvested in the program. I'm attached to a national pilot program. It is starting in the West but there's solid interest in Ontario. It's the first national program that HFH is attempting to entertain. It designates who the homes are intended for. One of the prime principles of family selection is anonymity, so this is a major cultural/philosophic shift for HFH.

Question: There was concern about HFHC in Edmonton regarding a Mexican town; they got HFHC, and the whole community was against it because it would downgrade the communities by bringing these people in. How are you going to address that point? We need to know that if you're going to be in our corner. We can't have a family ostracized.

Response: The Edmonton operation is one of the strongest in the country; having four subdivisions; the issue that you raise is real; but it is a very multicultural program; you may have that issue in Edmonton, but not in another neighbourhood. What we are trying to do is see if we can have those numbers increased.

Question: Are there statistics around about this property value issue?

Question: We just did a project with some people with mental health concern in Toronto, and we looked at two particular projects, incl. perceptions around crime, and secondly about property values. In both cases, the crime rates went down in these neighbourhoods after the support communities were installed, illustrating that people's concerns did not materialize. These people also talked about businesses that were originally concerned about the project, and now are advocates for it after seeing the results. There is no impact on property values or crime rates, as our project showed.

Response: HFHC is not Social Housing, it is home ownership; huge pride of homeownership takes place. Most families fit into the community very well. There's always the potential to have nay-sayers in the community that can cause a raucous.

- Enter into partnerships with third party organizations, potentially any organization that falls under NAHA's umbrella and work essentially in a parallel process. This helps the affiliate move beyond the principle of designating to a particular group in society. If they were to take a family that's in one of your homes, the quality of their housing would probably rate fairly highly. Some affiliates are probably not prepared to move off that black and white position, but there are others that would see beyond. You will be helping two families at once by freeing up one of your rental units. It can take up to a year to get a family in. HFH is going to move to a 35 or 40 year mortgage. It's paid off when it's paid off is the truth.
- Ed is going out to his community to determine which families have an interest and meet the criteria so he can work with HFH. Hopefully 5 units will be built with funds from the Trust in Manitoba.
- The MMF in Winnipeg have a joint proposal in the provincial government for 5 units (Trust money as well) – anything up to \$100,000 a door. HFH will bring to the partnership what it normally brings; it will not bring much cash. Money could come from the Trust.
- Two weeks ago, BC pledged \$25,000 a home for any HFH house.

New Program Approach

- Specific to housing Aboriginal families will create third party partnerships that develop homes for Aboriginal families outside regular family selection stream; encourage existing Aboriginal housing providers to identify potential families and mentor them through application process will enter into partnerships with third party organizations; work in a parallel process: this helps the affiliate to a degree moving beyond a principle of designating a group in society. The other aspect is to think in terms of the existing system, and there is a real opportunity to consider approaching your local HFH affiliate, and finding out what the timing is for calls for new families, and you identifying families that would be ready for home ownership. If in fact, any of your families are screened and selected, it would be a good idea to mentor that family through the meetings, in two-day weekends; this would be a role that the member orgs would consider

Requirements for Habitat Homeownership

- Regularly employed for the past two years; a family with children; not on social assistance; current housing is either too expensive, too small, unsafe or substandard; willing to volunteer 500 hours with Habitat; this could take up to a year to get this family into the home; willing to commit to a long-term mortgage, but again, it is interest-free; annual household income is below the low-income cut-off but enough for mortgage; You would be offering the families up to HFH, you would be working on the fundraising; there will be about a \$40,000 shortfall for each home, and HFH would work together with external agencies to raise the funds

Question: Are all the affiliates listed on the web site?

Response: Yes, the web site is pretty comprehensive. gfairfax@habitat.ca

Comment: We could have a link from our web site to that list.

Question: Has Habitat ever considered the same investment in existing homes that require repairs?

Response: Yes, a committee established this year, part of strategic plan, to look at a couple things – that's one of them. I'm not quite sure how it would be structured, but that should be pretty straight forward. Habitat has traditionally

been building single family homes, but now there's a discussion to see how it could start building up as land costs are becoming prohibitive.

Question: Who selects the location of the homes to be built?

Response: The community based Habitat organization operates independently. Each affiliate is a legal entity unto itself; it has a board of directors and staff, if it's big.

Question: I'm in Kitchener Waterloo area, who makes the decision as to where it's going to be built?

Response: Where there's a suitably priced building lot. As a partner with Habitat, you would have a say in what makes sense for the clientele; we build the houses where we can - economic

There was a story about a house that was built in an upper-class neighbourhood – there was opposition because of property values. Generally speaking, the homes are modest, and are designed specifically for the family. That generally influences where it will be located. In some cities, the municipality has turned over lots to Habitat. In other places there are moneys that are given to Habitat to build in certain parts of the city because they see it as a plus to the neighbourhood. In bigger cities, most often it's driven by economics (e.g. can't build a home downtown Vancouver).

New Partnership Model

- Meet with HFH to understand the program (criteria, timing, etc.; identify potentially qualifying families (existing portfolio/outside); secure completed applications; mentor families through selection process. The volunteerism is a huge piece of the model so there's an expectation that the partner would help get volunteers from their community. The key thing is just working together. HFH would bring all of its administration, the construction side, and the gifts in kind. The details would be up to discussion between yourselves and the local affiliate. I encourage you to approach your local affiliate, say that you're interested, that you were here today and that Gerry Fairfax told you to talk to them about it.

WELLESLEY INSTITUTE

Michael Shapcott, Director of Community Engagement, Wellesley Institute, Toronto

The Wellesley Institute is a community-based, non-profit, research-based organization

Mr Shapcott was a luncheon speaker sponsored by the Ontario Non Profit Housing Association. He spoke the theme, "*Boldness of Spirit*", as it relates to addressing Aboriginal housing challenges.

Thank you for the honour of inviting me today.

- Something was said in the very last session, "*boldness of spirit*" - I think that's what all of you need and can bring. It doesn't mean we live in denial of reality. It's easy to be overwhelmed by the number of problems.
- We've found there have been six Aboriginal housing consultations in Toronto, and all have come to same conclusion of the seriousness of the problem.
- The general mean-spiritedness of government lately, is affecting everyone.
- I want to start with the apology by the Prime Minister on behalf of Canada. There's a lot of conversation about the significance. For many of us who've worked with politicians it's easy to go to the cynical questions. We should seize the opportunity and say that the residential schools were a monstrous crime, and it is right that the govt apologize, and that it can be used as a basis for a policy of reconciliation. It was also important that the Liberals apologized.
- Almost as significant, was the recent fact-finding mission of the UN Special Rapporteur on the Right to Adequate Housing to look at Canada's compliance with international housing rights standards. At the international level, the right to housing has been recognized as a fundamental human right available to everyone. It doesn't just mean shelter, it also includes cultural sovereignty; the UN is a very diplomatic place/very polite. The Special Rapporteur couldn't visit without the permission of the Canadian government. When the official invitation was issued, one of the four issues he said he was especially concerned about was Aboriginals and housing. I helped to set up the civil society portion of his visit (half of the time). There were some very powerful moments.
- Canada has a good record in terms of signing on to treaties. However, Canada has failed fundamentally to meet the basic commitments. There are two components to housing rights: 1. a

home, clean water, cultural sovereignty; 2. governments have an obligation to assist individuals in realizing the right to housing.

- I often use the example of our national health care system. Aboriginal housing should be under Aboriginal control. Presented to the UN Human Rights Council in March. The Canadian ambassador replied that the rapporteur had spent too much time talking to civil society. The next stage is a very detailed country report, which will take at least a year to produce
- Housing is not an opportunity, it is an assurance
- Another debate in the UN to develop an optional protocol to the Covenant on Economic and Social Rights - this would be an enforcement mechanism. The Canadian government has been leading the opposition. I wanted to just spend a couple moments talking about turning rights into reality. The process that you've embarked on
- around a 10 year Aboriginal plan is the way to go, as well as encourage regional organizations to come up with long-term plans. In Toronto there was a process with a number of Aboriginal housing providers. It hasn't yet been presented to the minister (scheduled for Monday). The consultation showed a very rich picture of the Aboriginal community in Toronto and their housing needs. The detailed questionnaire provided very detailed information on costs - this represents a huge financial contribution to the city from Aboriginal people. One of the most important things that came out of the Toronto consultation for non-Aboriginal people was the fundamental notion of Aboriginal housing under Aboriginal control. When we (non-Aboriginals) use the word culture, we think of the opera, orchestra, etc. (not a life or death issue). We think of culture as being a sort of extra "add-on". An important quotation: the Aboriginal community views culture not so much as a sector unto itself, but as the basis of life . . . This is an important message to keep getting out to the non-Aboriginal community. Slightly higher staffing costs for Aboriginal housing providers because they realize staffing is fundamental to address issues.
- When you start to translate some of these high level issues into building/managing homes, one of the tools to help get you there is providing a structure to allow groups to plan together
- An experience at the Wellesley Institute - the blueprint on homelessness in Toronto: we'll come up with a plan to end homelessness in 10 years. We went out and talked to a lot of people. One thing that became very clear to us is that there was a huge amount of building activity in Toronto. The problem was not that we had forgotten how to build homes; the problem was that we were building the wrong kind of homes (high-end, small condos). We began to ask how we can harness some of those powerful market forces to build the right kind of housing.
- The minister of housing in Ontario had issued PPS2005 1.4.1 requires that every municipality has to come up with a 10 year housing plan. 1.4.3 municipalities must come up with plan to meet housing needs of current and future residents. We went to the province to see how they were enforcing this PPS2005. We realized we just have to convince the government to do what they said they'd do. We also looked at some US communities. They use a practice called inclusionary zoning. It's not a magic solution, but it is a very important tool. It requires that a private developer includes a specified amount of housing for people that may not be able to afford the housing. In some cities, the municipality requires the developer to work with affordable housing providers. We're sponsoring a forum with three American leaders, to find out how we can make 1 in 4 houses in Toronto affordable.
- "Boldness of spirit." - now is the time for us to seize the moment and to say that we expect the local planning processes to have specific mechanisms to ensure that Aboriginals have adequate housing.
- Thank you again for allowing me to share a few thoughts with you. This organization has a real opportunity to shape important agendas. I look forward to continue to work with you in the coming years.

AMERESCO CANADA

Tim Dettlaff, Senior Vice President, Ameresco Canada

Mr. Dettlaff is a graduate of the University of Waterloo and is an engineer licensed in Ontario. He is currently the Senior Vice President Asset Management with Ameresco Canada. Through development and presentation of numerous solutions and strategies Mr. Dettlaff has helped organizations increase the effectiveness of their overall budgeting and planning processes. He has led teams of consultants responsible for development of strategic asset management plans used to establish appropriate levels of

funding. Over the past 20 years, Tim Dettlaff has led data development & life cycle data assignments throughout North America for customers ranging from Federal, Provincial and Municipal governments to large scale social & public housing, centres of higher education, el-hi schools, and industrial and commercial clients.

Mr. Dettlaff presented on the Impact of the deterioration of housing.

Goals: infrastructure preservation, asset sustainment, good stewardship, environmental responsibility

- on-going building deterioration; declining asset value (real and perceived); escalating costs (operating and capital); shrinking capital renewal allowances; growing operating need (utilities, etc); desire for extended building life - bottom line comes down to how much money we need; balance needs with available funding; identify proactive asset management strategies; examine ways to leverage funds

SHELTER SYSTEMS INTERNATIONAL

Walter Dean, President, Shelter Systems International Ltd.

Mr. Dean is a founding Director of the Manufactured Housing Association of Canada and the former President of the Ontario Real Estate Association. He is President and CEO of Shelter Systems International, and several pre-fabricated home companies, including Pan-Abode Western Red Cedar Log Homes. He has worked at all levels of the housing industry and has built homes in the Arctic Circle, Japan, Greece, Central America, the USA, Canada, and the Caribbean.

Shelter Systems International Ltd. had a display kiosk at the conference and Mr. Dean was a luncheon speaker promoting his product and relating his company's recent work with Aboriginal peoples in training and construction of pre-fabricated logs homes.

As luncheon speaker, Mr. Dean made a very interesting Power Point Presentation.

His presentation may be seen on the attached [SHELTER SYSTEMS INTERNATIONAL.pdf](#) file.

WHERE TO FROM HERE?

WHERE DO WE GO FROM HERE?

Facilitator: Harold Tarbell

Mr. Tarbell reminded participants of NAHA's mission, namely, to help Aboriginal peoples obtain safe, decent and affordable housing by supporting Aboriginal housing corporations in the acquisition, management and delivery of quality housing and counseling support services to Aboriginal tenants and potential homeowners.

He established the four following goals for participants to keep during this exercise in futuristic exploration.

Goals: How To -

- Acquire money and other resources
- Increase profile
- Increase communications
- Increase access

He presented a "Graphic Facilitation" Sheet and then explained the exercise participants were to go through, namely, to concentrate on five bold steps this organization can take to achieve its mission and changes participants would like to see in the immediate or short term. Participants at each of eight tables were asked to record their collective responses on a sheet, which they were to hand in. Eight response sheets were returned to the facilitator.

The responses recommended the following action be taken for each of the goals:

Acquire Financial and Other Resources:

- Increase paid membership
- Increase number of NAHA projects with administration fees attached
- Seek support from various foundations
- Seek sponsors from private sector
- Develop social enterprises
- Do self-contracting
- Set up skills training projects on a fee for service basis

Increase NAHA's Profile:

- Document success stories
- Get member organizations to promote NAHA
- Reach out to other organizations
- Send information about NAHA to other Aboriginal organizations and all levels of government
- Redefine Mission Statement
- Quantify and promote the work NAHA does
- Encourage all Aboriginal housing organizations to work toward a common goal

Increase Communications:

- Collaborate with other organizations, both internally and externally
- Maintain website with current and on-going data
- Develop a comprehensive communications strategy
- Establish electronic connection with all members
- Use all media to promote and inform

- Use the website more
- Compile and share information among all groups

Increase NAHA's Access to Government:

- Individual groups should lobby in support of NAHA
- Use the residential school apology to support our requests for help to acquire improved housing for all
- Get political – seek support from government officials and politicians at all levels
- Develop a National Aboriginal Housing Strategy
- Bring issues to the UN
- Insist on having a voice in the decision-making process
- Insist on Aboriginal control over Aboriginal housing
- Break down territorial boundaries

RECOGNITION, AWARDS

&

CLOSING CEREMONIES

BANQUET

Approximately one hundred people attended the banquet. After the Elder, Tiaorehensere gave the thanksgiving, greetings and welcome to the evening were delivered by NAHA President David Seymour.

ACHIEVEMENT AWARDS

Individual Recipient Marcel Swain, Executive Director, Lu'ma Native Housing Society
Presenter: Jim Lanigan, President, Gignul Non-Profit Housing Corp.

Recipient Organization Lloydminster Métis Housing Group Inc.
Presenter: NAHA President David Seymour

Special Awards:

- Life Time Achievement Award to NAHA President David Seymour

From the Aboriginal Housing Management Association (AHMA) for Outstanding Service and Dedication to Urban Native Housing for Over 20 Years.

Presenter: Margaret Pfoh, President of AHMA
- CMHC Outstanding Achievement Award to Marcel Swain

From the Canada Mortgage and Housing Corporation for his work towards improving the standards of, and access to, off-reserve Aboriginal housing in Canada

Presenter: Fatima Barros, CMHC

Entertainment: Buffalo Blues Band, Lame Buffalo

PRESIDENT'S CLOSING ADDRESS

David Seymour, President of the National Aboriginal Housing Association

- I wish I had more time to meet more members individually
- One of the most profound comments we received was that we seemed to cover everything: from mold to the policy of the UN
- We wish we had the resources to be inclusive for a greater period of time, in order to budget time for networking and meeting each other for greater detail
- I think this conference has been very successful: there has been a lot of information shared
- The information received here will be on the website
- I want to thank the Elder for cleaning out my ears

- It is important that we realize this covered a lot of historical stuff, but I think we had a good healthy share of future prospects which the board members will use to go further
- I will touch on this point in my President's report – but this is not about getting something, it is about giving something to NAHA in order to meet our mandate on the street and gain momentum
- We have the ministers, the UN, everyone saying “Canada, do it!” – we just need you, the members, and the resources to do it
- We need to go back to our communities and our provinces and get more people involved
- We need to get the Aboriginal community together to have a voice
- I feel like we are in the last 10km of a marathon; remember all the training? We are there – we just need that last little push
- We have to be ready to implement those ten year plans when we are given leadership
- I hope you feel renewed; I feel renewed, and I hope you all have a good trip home.

Tiaorehensere: Reflecting on the Conference

- We are still here, and those residential schools have not defeated us yet
- And that is because of the courage of our elders that has kept us here
- These modern concepts were not “concepts” to our elders: mortgages, rents, homelessness, violence against women. All of those things were non-existent in pre-colonial times
- The Creator has addressed those past hurts and needs, and cleaning the dust out of our eyes, ears, and throats in order to help us achieve the visions that we all have
- Most of the gatherings I go to are dominated by women; that is not unusual
- In traditional roles, the woman's role was to take care of the social fabric of our community, and then men were responsible to take care of the material needs
- We need to help those that are less able to continue on their journey
- And nothing should distract us from the concern of making it happen
- One of the most profound things we have lost in our culture is the language: the English language in particular is based on nouns; our languages are based on verbs – doing it and making it happen
- We have individual responsibility, and collective accountability
- When one of us is lacking, we are all lacking
- We have that notion that the real strength of how we live day-to-day is we share our gifts: shared responsibility in order to share in the benefits
- The other thing that is different in our reality is the human resource, which we have plenty of, and the natural resource that we give thanks to every morning; there is another resource, that comes from beyond, through our elders and the prophecies
- It is a real challenge to be an Aboriginal, but with our Aboriginal teachings, we are going to succeed
- When we strengthen one person, we are all strengthened

The Drum closed with a Victory Song and a Traveling Song.

EVALUATION REPORT

NAHA's 14th Annual National Housing Conference Ottawa, Ontario June 12 - 14, 2008

Evaluation Assessment Report

The 14th Annual Conference of the National Aboriginal Housing Association held in Ottawa June 12-14, 2008, was hosted by Gignul Non Profit Housing Corporation. The conference attracted 65 registered participants, in addition to federal and provincial government representatives and corporate guests. An evaluation questionnaire was distributed to determine the level of satisfaction of the participants with the coordination, subject matter and facilities of the Conference, and to provide recommendations and suggestions for future conferences. Thirty-four per cent of the delegates responded.

Key Findings

- 77% of the respondents rated the conference as good or excellent.
- 91% of respondents assessed the presenters, panelists and guest speakers as either good or excellent.
- 77% of respondents indicated that the level of usefulness of the subject matter and content of the workshops to Aboriginal Housing corporations was either good or excellent.
- 72.7% rated the accommodation and conference facilities as good or excellent.

Appendix a: Measure of Satisfaction

Suggestions for Improvement

Respondents provided the following suggestions which will be given serious consideration:

Aboriginal peoples - First Nations, Metis and Inuit - must work together to address issues of social and affordable housing to meet the demand for adequate, accessible and affordable housing for Aboriginal families and individuals.

The National Aboriginal Housing Association should work in cooperation with the Assembly of First Nations, without compromising its inclusive Aboriginal approach to housing services in urban centres.

The National Aboriginal Housing Association needs to develop a New National Aboriginal Housing Strategy and lobby the federal government for its acceptance.

The National Aboriginal Housing Association needs to develop short, medium and long term goals to improve access to adequate and affordable housing for Aboriginal people and to ensure that the direction of the Association is clear and in sync with and driven by its member organizations.

Provincial housing institutions and Aboriginal housing corporations should provide written material for distribution following their presentations and/or participation in workshop panels.

Facilitators should participate in an orientation/briefing on their subject matter in order to be fully versed on the issues at hand and improve the focus and outputs of the workshop.

Sufficient time must be allotted for workshops to ensure results and completion.

Future conferences should select hotels with an on site restaurant and ensure that vegetarian meals are available.

The Awards banquet should consist of activities that portray local cultures representative of the NAHA membership.

The report on the conference should be loaded to the website "aboriginalhousing.org" with links to the corporate representatives such as Habitat for Humanity among others that participated in the conference;

Future conferences should ensure that there is more Métis content i.e. speakers, panelists, corporate entities, if possible;

NAHA must engage in additional outreach and promotion to attract the interest of housing corporations, to increase its membership base, and to increase the attendance at annual conferences.

NAHA needs to refresh its vision and develop more progressive and futuristic strategies and plans to capture the interest and to support local housing corporations.

COMMENTS ON WORKSHOPS

Workshop 1: Urban Planning - “Getting on Board “

Attendance: 12

Objective: To promote the inclusion of Aboriginal housing corporations in the urban planning framework of cities designated under the Urban Aboriginal Strategy and involved in the Homelessness Partnership Strategy.

New and existing federal programs are promoting and receiving greater cooperation and coordination among Aboriginal service providers as they assume a greater role in municipal affairs. This trend is supported and favoured by the design of programs such as the Homelessness Partnering Strategy (HPS), the Urban Aboriginal Strategy, (UAS) and the Affordable Housing Program (AHP). Discussions stressed the importance of working together; and making the effort to engage Aboriginal housing corporations in city planning and priority setting in collaboration with other locally based Aboriginal service providers. The experience of Ottawa’s Aboriginal Coalition was presented as a positive experience and a best practice.

Recommendation:

Aboriginal housing corporations must take their place in the development of local Aboriginal specific plans to incorporate into the municipal planning process to support responsive municipal services that consider the needs of Aboriginal citizens.

Workshop 2: “Sharing Corporate and Administrative Knowledge”

Attendance: 13

Objective: To examine and discuss in detail how Aboriginal housing corporations might draw on their years of experience to provide training in the on-going development of administration processes and structures related to the delivery of rent-geared-to-income and other rental housing and home ownership programs to organizations such as the Assembly of First Nations.

Recommendation(s):

NAHA should work cooperatively with the AFN without compromising its inclusive Aboriginal approach.

A contact list (e-mail) should be developed and made available in order to facilitate continued communication between and among provincial officials/institutions and Aboriginal housing corporations.

NAHA, should conduct research to identify the numbers of registered First Nations families and individuals currently resident in social housing administered by non-reserve Aboriginal housing corporations. Perhaps a benchmark based on local Aboriginal populations should be established to support an adequate or fair representation of the registered First Nations urban community. Further, it must be determined whether local urban Aboriginal housing organizations can be helpful in mentoring the development of reserve based First Nations housing institutions. It was suggested that this may be possible through the use of the internet.

Workshop 3: Affordable Aboriginal Housing - Drawing on the Aboriginal Trusts and Other Sources

Attendance: 16

Objective: To provide an overview of best practices in the approval, purchase and/or construction of affordable urban Aboriginal housing projects and the process of developing successful partnerships.

The workshop addressed the issue of access to funds from the Urban Aboriginal Trust Accounts. It was noted that one western province has engaged an RFP to determine its housing needs in order to develop an Urban Aboriginal Housing Plan while another has chosen to use its resources to maintain the existing social housing portfolio and engage in cost saving energy conservation while in other provinces consultations with the Aboriginal community are only beginning. To date, very limited funding has been invested to add to the portfolio of new affordable housing, transition housing or home ownership.

Provincial government representatives and their provincial Aboriginal housing counterparts provided an overview of the progress of relationship building between them and their collective efforts on program design and delivery mechanisms. Panel members addressed approaches that were working well and identified some of the barriers to advancement that exist both with Aboriginal housing corporations and governments institutions. Workshop participants indicated that they received good ideas to take back home with them.

The Nunavut presentation was very well received by conference delegates. The updates from the Aboriginal housing corporations and their provincial counterparts received positive commentary. Suggestions were made for more written material to be provided on the relationships and experiences to date. Perhaps NAHA could seek funds to support the development of a province by province progress report. Lobbying by Aboriginal housing corporations may be necessary to get the Aboriginal Trust Fund train out of the station.

Recommendation(s):

Responsibility for the design and delivery of the Trust funds should be vested in Aboriginal controlled entities.

Provincial and local Aboriginal housing corporations must continue to assertively lobby their provincial governments in order to establish accessible housing initiatives and delivery mechanisms that will meet Aboriginal needs and create additional affordable housing.

In future workshops it is recommended that there be more knowledgeable experts to keep the group focussed and avoid confusion.

Workshop 4: Energy Conservation and Retrofit in Social Housing

Attendance: 12

Objectives:

To promote the conservation of fuels and electricity in existing and new social and other affordable housing.

Participation in the workshop was stimulated by the attendance of corporate representatives engaged in the energy conservation. Discussion extended over both policy and operational issues. The Workshop stressed the fact that Aboriginal housing corporations must also do their part and take up the torch when it comes to environmental consciousness and operational efficiencies.

Recommendations:

NAHA must continue to work with corporations like Ameresco to develop a national approach to the issue of the environment and energy conservation efforts in existing and in new housing projects.

NAHA and its member organizations must create awareness among children and youth of the necessity and benefits of energy conservation and the need for a greener and healthier Mother Earth.

There is a need for more knowledgeable and perhaps professional facilitators to hold the interest of workshop participants.

Comments:

There was a strong level of satisfaction with the performance of Harold Tarbell as the master of ceremonies and it was suggested that his services be considered for future conferences.

The presentation by Bernice Downey of the World Health Organization on the impact of housing on the well-being of Aboriginal peoples was appreciated by the conference participants.

Workshop discussion jumped between policy and operational issues. In future event it is necessary to try and divide policy and operational issues;

To ensure a good response to the evaluation questionnaire NAHA should offer prizes. Registrants having completed and submitted the questionnaire would have their names placed in a draw and winners would be announced prior to the closing ceremonies.

It is concluded that the conference provided a venue for corporate networking among Aboriginal housing corporations and an excellent opportunity for advancing good will and relationship-building with provincial housing institutions.

Source of Funding

The conference attracted a diversity of funding sources, extending from federal government, provincial housing institutions, members of NAHA, corporate partners, kiosk revenue to registration fees.

<u>Source</u>	<u>Amount</u>	<u>Percent</u>
Registration	15,100	27.4%
Federal Government	12,500	22.7
Provincial housing institutions	15,000	27.2
Corporate Support	8,000	14.5
Kiosks	4,500	8.2
Total	\$55,100	100%

NAHA extends its appreciation and thanks to all of its generous sponsors, other supporters and volunteers.

Special thanks go out to:

Sponsors:

Canada Mortgage and Housing Corporation
BC Housing Corporation
Ameresco Canada
Ontario Non-Profit Housing Corporation
Lloydminster Métis Housing Group Inc
Métis Urban Housing Association of Sask.

Kiosk Renters:

Pioneering Technology (Safe-T-element)
Shelter Systems International
Fable Enterprises Inc.
Indian and Northern Affairs Canada (OFI)

Wabano Centre for Aboriginal Health for donating the tour bus and to Driver Kevin Printup.

Qualitative Assessment

Presented below are the questions that were asked, along with the number and percentage of responses in each category.

1. How comfortable was the physical environment?

	Needs Improvement	Average	Good	Excellent
Number	1	5	12	4
Percentage	4.5 %	22.7 %	54.5 %	18.2%

2. How would you assess the presenters and panelists?

	Needs Improvement	Average	Good	Excellent
Number		2	14	6
Percentage		9.1 %	63.6 %	27.3 %

3. How useful to you was the content of the workshops?

	Needs Improvement	Average	Good	Excellent
Number		7	10	5
Percentage		31.8 %	45.5 %	22.7 %

4. How would you rate the overall Conference in terms of usefulness?

	Needs Improvement	Average	Good	Excellent
Number		5	12	5
Percentage		22.7 %	54.5 %	22.7 %

Summary Table (Out of 88 total responses):

	Needs Improvement	Average	Good	Excellent
0 %	1.1 %	21.6 %	54.5 %	22.7 %

The figures clearly indicate that over 77 % of participants found the Conference good or excellent.

List of Registrants & Organizations

<u>Delegate Name</u>	<u>Organization</u>	<u>City/Province</u>
Mel H. Buffalo	Amisk Housing Association	Edmonton, AB
Doris Azeredo-Buschkiel	Amisk Housing Association	Edmonton, AB
Geordy Saulteaux	Amisk Housing Association	Edmonton, AB
Sheryl Machatis	Boyle Street Community Services	Edmonton, AB
Christine Tremblay	Boyle Street Community Services	Edmonton, AB
Gerry Fairfax	Habitat for Humanity	Calgary, AB
Margaret Pfoh	Aboriginal Housing Management Association	West Vancouver, BC
Andrew Leach	Aboriginal Housing Management Association	West Vancouver, BC
Rebecca James	Penelakut Tribe Housing	Chemainus, BC
Marcel Swain	Lu'ma Native Housing Society	Vancouver, BC
Patrick Stewart	Aboriginal Homelessness Steering Committee	Vancouver, BC
David Seymour	M'akola Housing Society	Victoria, BC
Edward Mesher	Melville Native Housing Association	Happy Valley, NL
James Purdy	Melville Native Housing Association	Happy Valley, NL
Ed Tanner	Manitoba Urban Native Housing Association	Winnipeg, MB
Gary Gould	Skigin Elnoog Housing	Fredericton, NB
Jeffery Copenace	Ontario Ministry of Aboriginal Affairs	Toronto, ON
Jeannie Arreak-Kullualik	Nunavut Tunngavik Incorporated	Iqaluit, NU
Blanche Meawassige	Anduhyaun	Toronto, ON
Tracy Sauve	Anduhyaun	Toronto, ON
Angela Slaughter	Gignul Non-Profit Housing Corporation	Ottawa, ON
James J. Lanigan	Gignul Non-Profit Housing Corporation	Ottawa, ON
Jo McQuarrie	Gignul Non-Profit Housing Corporation	Ottawa, ON
Laurie Turcotte	K-W Urban Native Wigwam Project	Kitchener, ON
Jean Mclsaac	Metis Nation of Ontario	Thunder Bay, ON
Rose Ann Cormier	Metis Nation of Ontario	Thunder Bay, ON
Harvey Manning	Native Men's Residence (Na-Me-Res)	Toronto, ON
Zane Bell	Ameresco Canada	Toronto, ON
Jason Neepin	Mohawks of the Bay of Quinte	Tyendinaga, ON
Carolyn Wamsley	Neech-Ke-When Homes	Sault St. Marie, ON
Mona Morin	Neech-Ke-When Homes	Sault St. Marie, ON
W.W. (Bill) Jukes	Ontario Aboriginal Property Management Corp.	Eganville, ON
Dave Jackson	Molly Brant Foundation	Kingston, ON
Jackie Callow	Tipi Mosa	Kingston, ON
Don McBain	Ontario Housing Support Services	Sault St Marie, ON
Larry Bellerose	Ontario Housing Support Services	Sault St Marie, ON
John Jezza	Ontario Power Authority	Toronto, ON
Christie Cooper	Ontario Power Authority	Toronto, ON
Darlene R. Paypompee	Naotkamegwanning First Nation	Pawitik, ON
Violet Ross	Lloydminster Metis Housing Group Inc	Lloydminster, SK
Ray Hamilton	Gabriel Housing Corporation	Regina, SK
Sandra Brown	Métis Urban Housing Association of SK	Saskatoon, SK
Robert Byers	Namerind Housing Corporation	Regina, SK
Mannie Amyotte	Namerind Housing Corporation	Regina, SK
Leah Link	PA Community Housing Society Inc.	Prince Albert, SK
Linda Boyer	PA Community Housing Society Inc.	Prince Albert, SK
William Demarais	PA Community Housing Society Inc.	Prince Albert, SK
Jim Durocher	Sasknative Rentals Inc.	Saskatoon, SK
Kathryn Manley	Sasknative Rentals Inc.	Saskatoon, SK
Dr. Ryan Walker	University of Saskatchewan	Saskatoon, SK

Total 50 registrants representing 34 corporations; these organizations in turn represent 53 Urban Native Housing corporations

Speakers & Presenters

Bernice Downey	Min a ya win Consulting	Ottawa, ON
Tim Dettlaff	Ameresco Canada	Toronto, ON
Joe Valente	Ameresco Canada	Toronto, ON
Marc Maracle	Gignul Non Profit Housing	Ottawa, ON
Dewey Smith	Assembly of First Nations	Ottawa, ON
Frances Sanderson	Nishnawbe Homes	Toronto, ON
Virginia Salares	Canada Mortgage & Housing Corporation	Ottawa, ON
Walter Dean	Shelter Systems International	Barrie, ON
Ann Jarmain	Shelter Systems International	London, ON
Laird Comber	Pioneer Technology Incorporated	Mississauga, ON
Vera Tobobnadung	Ontario Federation of Friendship Centres	Toronto, ON
Peter Dinsdale	National Association of Friendship Centres	Ottawa, ON

Sponsor Registrants

Fatima Barros	Canada Mortgage & Housing Corporation	Ottawa, ON
Suzanne Clement	Canada Mortgage & Housing Corporation	Ottawa, ON
Donna Mayer	Canada Mortgage & Housing Corporation	North York, ON
Peter Yuill	Canada Mortgage & Housing Corporation	Edmonton, AB
Ann Howard	BC Housing Corporation	Vancouver, BC
Malcolm Cook	BC Housing Corporation	Vancouver, BC

Volunteers

Carol Ann Cheff	Red Butterfly Studios	Spencerville, ON
Dolores Peltier	Gignul Non Profit Housing	Ottawa, ON
Jerry Rakus	Gignul Non Profit Housing	Ottawa, ON
Eve Louttit	Gignul Non Profit Housing	Ottawa, ON
Gordon Spence	Gignul Non Profit Housing	Ottawa, ON