

# Cree Nation Government



**Working Together to End the Housing Crisis in Eeyou Istchee**  
**Creating Wealth for the Cree Nation**

Presented at the Annual General Assembly  
Mistissini



August 2018

# A New Approach to An Old Problem



## Working Together

The Cree Nation Housing Strategy seeks a new approach to the Housing Crisis. This strategy relies on the Cree Nation assuming all responsibilities of governments with agreed to funding arrangements and working with the communities to address all needs.

### **Vision**

Thriving Cree communities where every member of our Cree First Nations has an opportunity to live well, work and succeed

### **Mission**

Provide access to affordable and adequate housing to Cree members while maximizing opportunities and benefits for Cree workers and entrepreneurs across the housing sector

### **Core Values**

Care • Inclusion • Self-Determination • Shared Success • Pride

# Creating Wealth for the Cree Nation



## Win-Win Outcomes Through Collective Participation

The Cree Nation housing crisis is a challenge that can only be tackled together. Affordable and quality housing programs developed and implemented successfully will bring long-term benefits for housing participants:



### CREE BENEFICIARIES

- New housing funding and assistance services
- Choice of a home that fits needs and financial capacity
- Greater comfort for individuals and families
- Improved health and social well-being
- Pride of ownership and life satisfaction
- Heritage for children
- Personal wealth creation



### LOCAL COMMUNITIES

- Access to new housing programs and funds
- More and better housing
- Safe and enjoyable neighborhoods with services
- Attractive community for youth to stay
- Local control and self-sufficiency
- Growing community pride



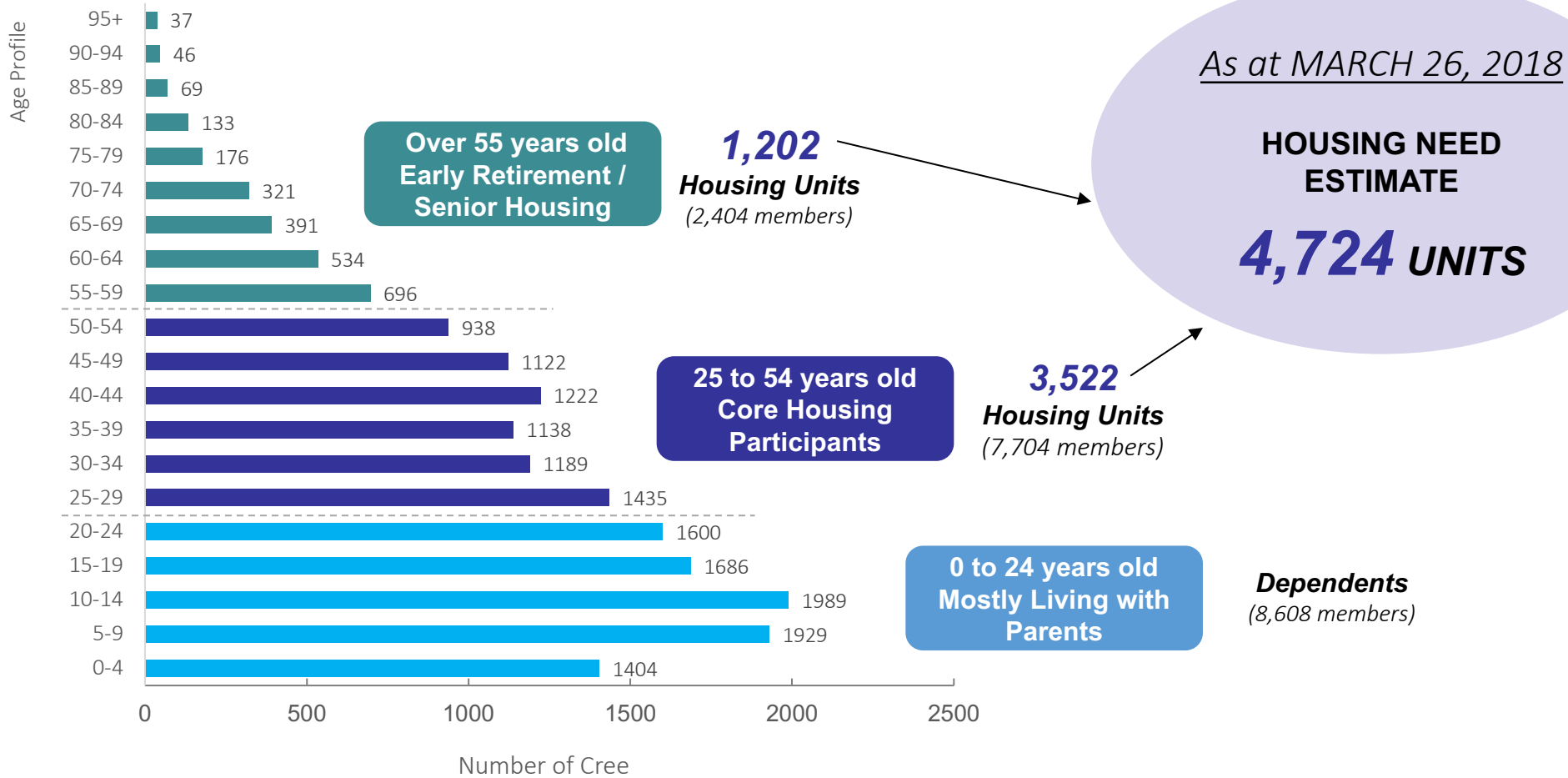
### BUSINESSES / EMPLOYEES

- Long-term jobs in the construction and related industries
- Education and training programs in housing sector
- Business and entrepreneurship opportunities to provide services and products for housing construction and renovation
- Housing investment projects

# Current Housing Needs



## Cree Residential Population

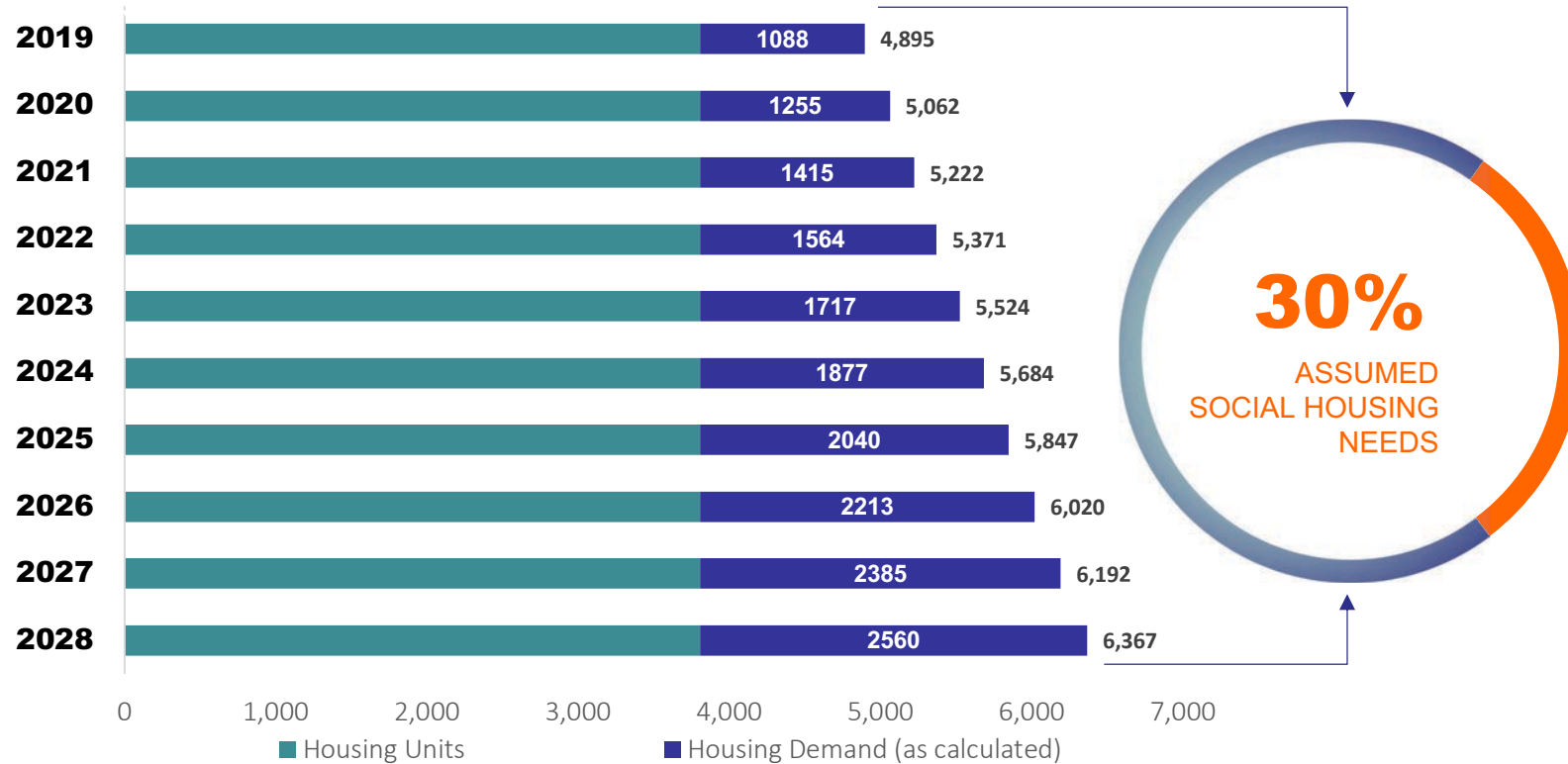


Population Source: MSSS registry as at March 26, 2018

# Future Housing Needs



Cree Residential Housing Demand (In Units)



NOTES:

1. The 30% assumption for Social housing was provided by the Capital Works department of the Cree Nation Government
2. In-community population figures reflect those aged 25 and over and were extracted from MSSS as at March 26, 2018
3. All housing stock is based on the Cree inventory as at March 31, 2018
4. Current housing demand is calculated by taking the difference between half of the population (note 1) and the number of units on hand

# Cree Nation Housing Strategy



1

PURPOSE

To address critical housing shortage in Cree communities, taking into account the unique circumstances of the Crees of Eeyou Istchee

2

To propose an innovative approach based on partnerships between



Cree Nation



Government of Canada



Government of Québec



Financial Institutions



Private Investors

3

To provide the Cree Nation with tools to meet the particular housing needs of the Crees

4

To address all sectors of the Housing Market



- Private Homeownership
- Social Welfare Requirements
- Special Needs of Elders/Handicapped
- Youth Population

# Cree Nation Housing Strategy



## Discussions to be held with the Government of Canada and Quebec

The Cree Nation Government is working with the federal and provincial governments to secure resources for the various housing programs in order to meet the unique needs of Cree households:

	Cree Nation Government	Government of Canada	Government of Quebec
Types of Households	<ul style="list-style-type: none"> <li>▪ Core housing Cree participants eligible for private homeownership</li> </ul>	<ul style="list-style-type: none"> <li>▪ Disadvantaged Cree households in need of support:                             <ul style="list-style-type: none"> <li>○ Social housing</li> <li>○ Low and select middle-income households</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Cree Elders</li> <li>▪ Cree Trappers and Hunters</li> <li>▪ Cree members in need of assisted housing (including disabled and handicapped persons)</li> </ul>
Purpose of Discussions	<ul style="list-style-type: none"> <li>▪ Increase housing supply through new private housing construction</li> <li>▪ Establishment of the \$100 million Cree Nation Housing Fund                             <ul style="list-style-type: none"> <li>○ Provide subsidies to offset northern costs to a maximum grant level</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Cree takeover and transfer of Federal Responsibilities                             <ul style="list-style-type: none"> <li>○ Elimination of CMHC role and transfer of existing funding sources</li> </ul> </li> <li>▪ Community-owned rental housing to be managed by each community</li> </ul>	<ul style="list-style-type: none"> <li>▪ Quebec has never participated in funding for housing</li> <li>▪ Outstanding PdB commitments and MOU where Quebec had committed to elder housing and assisted housing through the bands or CHB</li> <li>▪ Government support to access capital markets</li> </ul>
Program success factor	<ul style="list-style-type: none"> <li>▪ Affordability</li> </ul>	<ul style="list-style-type: none"> <li>▪ Viability</li> </ul>	<ul style="list-style-type: none"> <li>▪ Fulfillment of commitments</li> </ul>

# Unlocking Wealth: Private Homeownership



- In North America the house represents at least 60% of the wealth of a family.
- With a viable Real Estate Market this value grows over time. If someone bought a house 50 years ago for \$15,000.00 its potential value today would be \$700,000.00
- Viable real estate markets and private home ownership requires access to competitive financing.

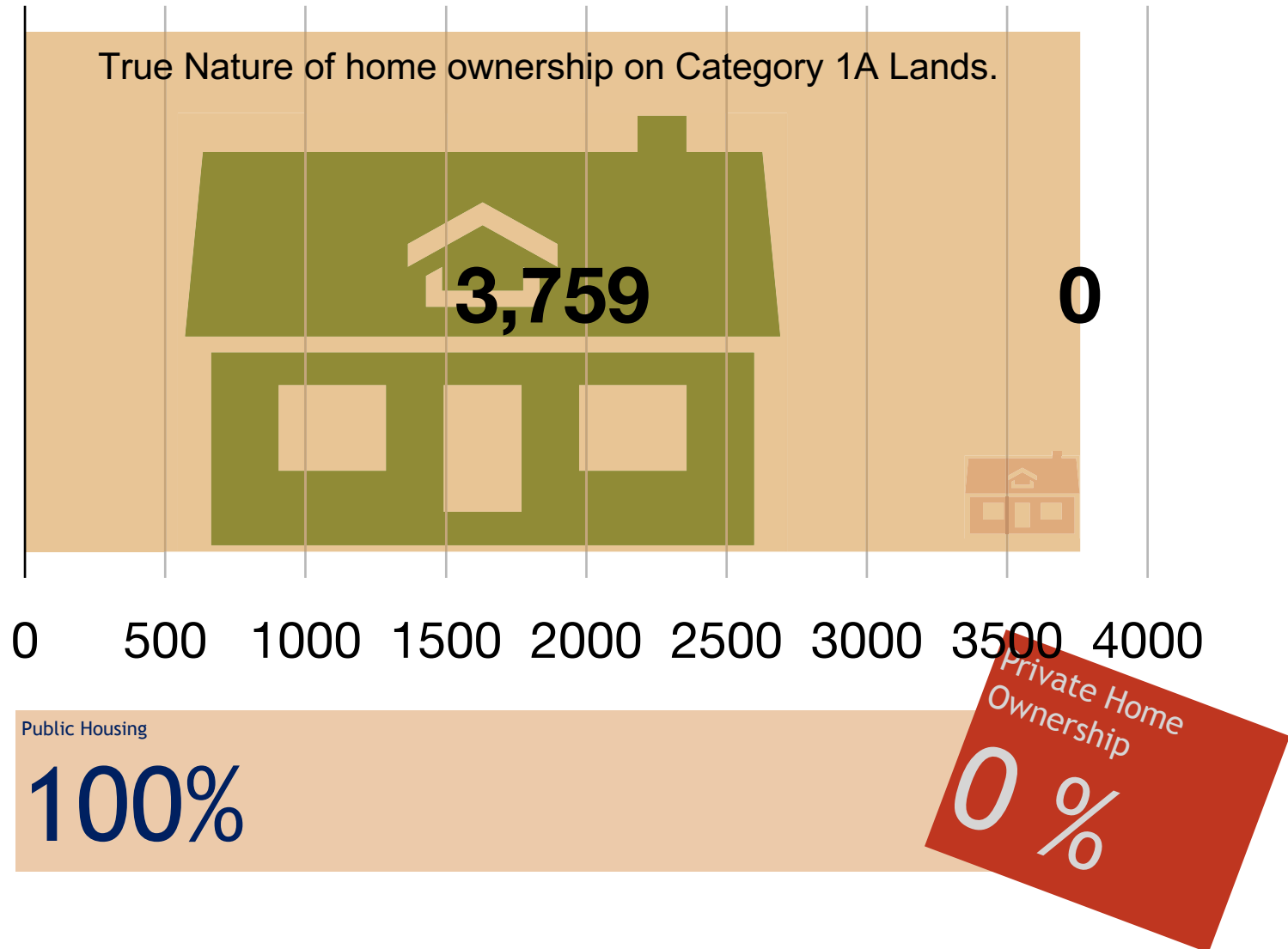


# Key elements and Barriers to Private Home Ownership



1. The Right and Ability to sell your home
  - Any transfer of property is subject to Band's ratification
2. Private home means you own for as long as you decide to own it.
  - Non perpetual right of superficies (*max. 75 years*)
3. The acquisition of house is the biggest transaction for most people meaning they need access to proper financing.
  - Limited access to financing due to:
    - No real estate market
    - Exemption from seizure

# Understanding the Real Challenge

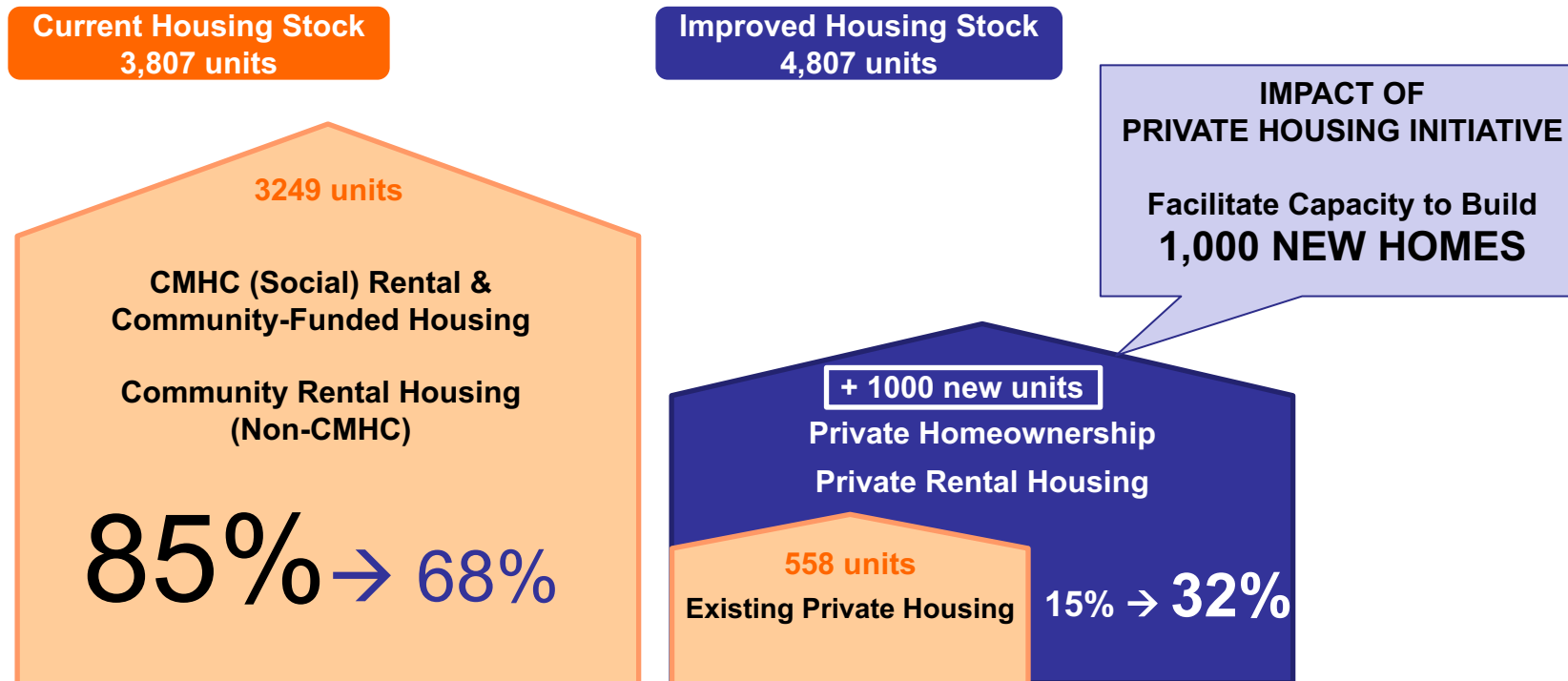


# Impact of Private Housing Initiative



## The Cree Nation Government Will Facilitate Capacity To Build 1,000 New Private Housing Units

The objective of the improved housing stock is to include more and better housing units to diversify the Cree Nation housing continuum with additional private rental housing and homeownership



Source: Housing Inventory as of March 31, 2018 - 1,129 social, 2,120 Band-owned, 558 private units, excluding institutional units

# Cree Nation Participation



## The Cree Nation Of Eeyou Istchee Has Committed:

- 250 million for Infrastructure
- 90 million for renovations
- 100 million to the Cree Nation Housing Fund

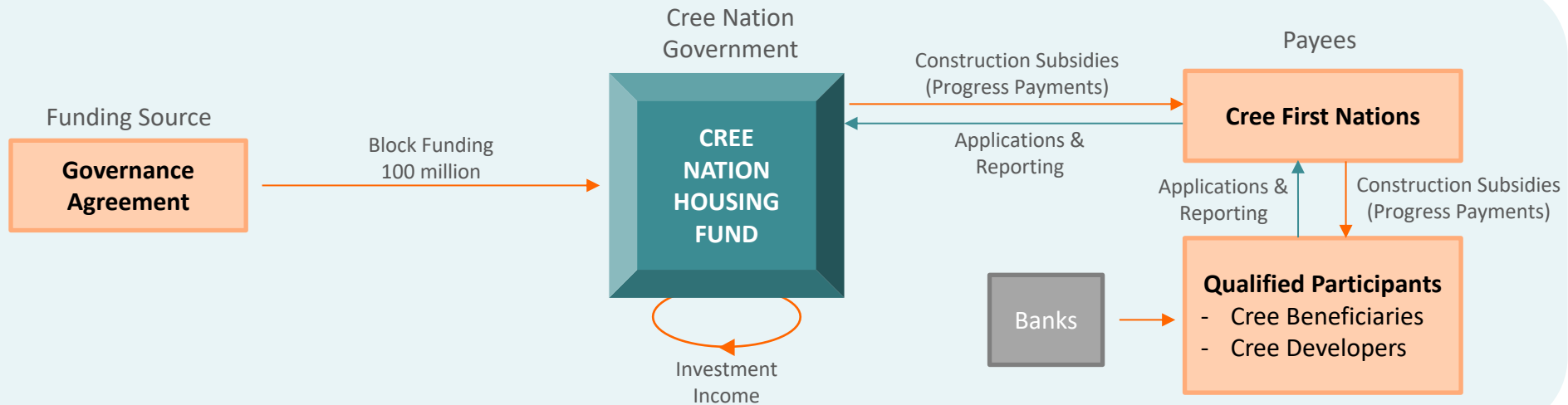
**Proposed priority use**

Private homeownership subsidies with the possibility to fund 1,000 new private units

## FUNDING



## PAYMENTS



\*\*\* **NO ALLOCATION FORMULA IS INTENDED.** \*\*\*

The subsidy payments will be distributed based on local needs and capacity.

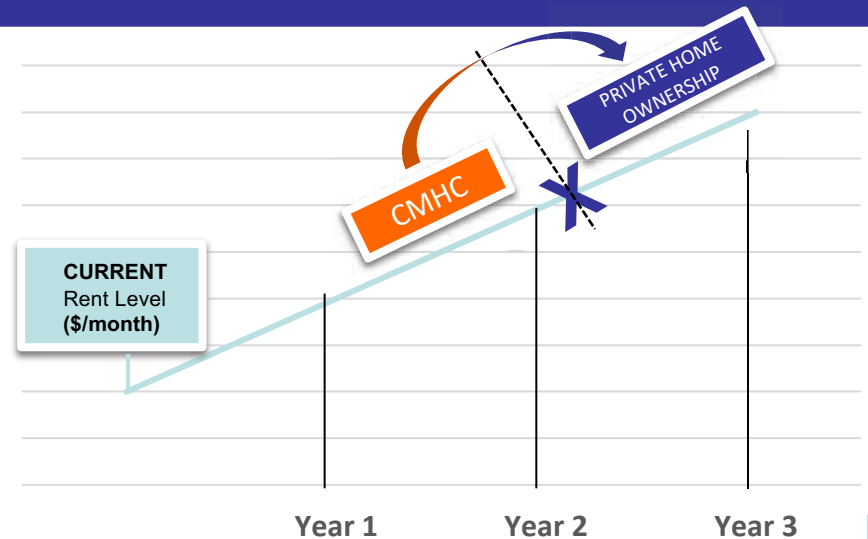
# Key Success Factors



In order to implement a successful Private Housing Initiative, it is highly recommended that each Local Government adopts:

## RENTAL SCALE POLICY

- A rental scale policy for CMHC social housing and other band housing programs that would be favorable to the development of a private housing rental and ownership market
- Rents no lower than 25% of the household income (to a maximum unit price)
- Rents must be reviewed and adjusted each year accordingly
- Highly recommended to phase in rental scale progressively within a maximum 3-year period



## COLLECTION PROGRAM

- Band Council Resolution to adopt and implement collection program for rental arrears

# Working Together



In order to implement a successful Private Housing Initiative, Local and the Cree Nation Governments will need to work together

## Local Governments

- Local Zoning By-Law Authority
- Promote Development of Local Real Estate Market:
  - Management of Social Housing Programs
  - Lot Development and Sale

## Cree Nation Government

- Ensuring Respect and recognition for "Cree" type of private property
- Ensuring access to government subsidies and insurance available to all Canadians
- Ensuring financial institutions provide fair access to financing



---

**Meegwetch**

**Thank you**