

HOUSING PROJECT 2020



Table of Contents

1

*Nibinamik
First Nation
Housing
Authority*

2

*Addressing
our Issues*

3

*Roles and
Responsibilities*

4

*Nibinamik
First Nation
Set Rates*

5

*1's and 2's
Maintenance
Fee*

6

*3's
Maintenance
Fee*

7

*3 Bed
Example*

8

*3's Condition
Rate Example*

9

Must Know



Wakahegun 241:

Nibinamik First Nation Housing Authority

Update: Friday August 21, 2020

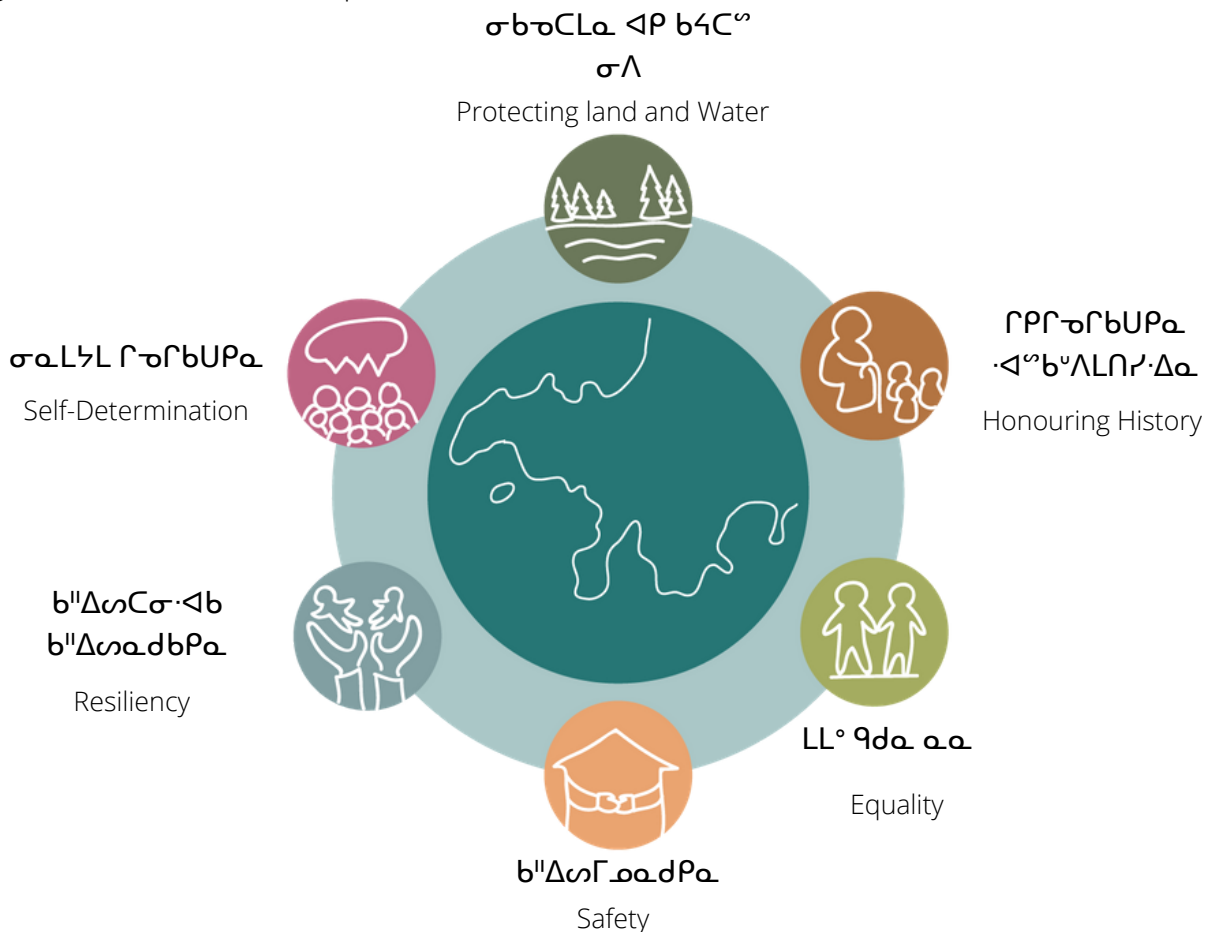
Things You Need To Know:

(as per meeting August 17th)

a. It was agreed that all previous BCR's be rescinded and updated, that a Housing Team be in place to initiate and form a committee.

b. Housing Policy will be enforced;

Regular / on-going community engagement to ensure tenants are well informed, aware and understand all housing matters and tenant responsibilities.



Addressing Our Issues

Houses are more than just physical places of shelter. Housing not only satisfies physical needs by providing shelter, but also psychological needs by providing a sense of personal space and privacy. Nibinamik understands the need for safe, and uncrowded housing in the community.

In 2018 the total number of the communities registered members was 539, with 387 members living on reserve. The Community had 94 housing units, and recognized the need for 102 additional units to address issues such as overcrowding and unsafe buildings.

Nibinamik understands that many houses in the community are considered to be in poor condition, not only by community members, but also by Canadian Standards. Such problems consist of seasonal shifting foundation, doors and windows not sealing properly, mold, and worn out floors and roofs.

Nibinamik quickly put into action a 20 year housing plan addressing long-term residential development requirements, in the plan the goal of constructing 9 new housing units a year is addressed.



Roles and Responsibilities

A Maintenance Fee (replacing the Rental Fee) **will be applied October 15, 2020** to all homes. The rate will be determined to reflect conditions. Upon approval an Agreement/Contract will need to be signed.

BAND	SHARED	OCCUPANTS
<ul style="list-style-type: none"> • Flooring • Electrical Outlets • Plumbing (toilet, sinks, shower) • Electrical wiring • Foundation • Roofs • Joists • Ceiling • Exterior walls • Interior walls • Chimney replacement • Wood Stove replacement 	<ul style="list-style-type: none"> • Window • Bathroom fan • Smoke detector • Exterior steps/ramps • Heat Recovery Ventilator systems maintenance • Wood Stove maintenance • Flooded living space • Water sealing in bathrooms • Mould • Fire extinguisher 	<ul style="list-style-type: none"> • Door handles • Light bulbs • Appliances (Fridge, stove, etc.) • Screens • Painting Walls • Chimney cleaning • Yard maintenance • Pets • Exterior doors • Cleaning up flooded spaces • Interior walls • Light fixtures • Cupboards • Counters • Smoke detector (batteries)

In the event that a task is not on this list the Housing Committee will compare it to other similar tasks to determine if it is a Band, Individual, or shared responsibility.



Nibinamik First Nation - Set Rates

Housing Rate & Rate for Billing:

Condition of Homes	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
1 NORMAL RATE	\$100	\$200	\$300	\$400	\$500	\$600
2 NORMAL RATE						
3 REPLACEMENT OF HOME RATE	\$10	\$20	\$30	\$40	\$50	\$60

Welfare Recipients	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
BOARDER RATE - NORMAL 1&2	\$300	\$300	\$300	\$300	\$300	\$300
BOARDER RATE - 3 PER/RECIPIENT	\$50	\$50	\$50	\$50	\$50	\$50
OWNER RATE - NORMAL 1&2	\$100	\$200	\$300	\$400	\$500	\$600
OWNER RATE - 3	\$75	\$75	\$75	\$75	\$75	\$75

Nibinamik First Nation - Set Rates

Maintenance Fee - What FN will be paying (Applies to normal rate homes only)

#1's & 2's Condition rate or normal rate - what home owner pays		
INSURANCE	MUST	22%
ADMINISTRATION	MUST	15%
MAINTENANCE	MUST	25%
TENANT COUNSELING	MUST	3%
AUDIT	MUST	5%
REPLACEMENT RESERVES	MUST	25%
UTILITES	OPTION	0%
CONTINGENCY	FOR EMERGENCIES	5%

Nibinamik First Nation - Set Rates

Maintenance Fee - What FN will be paying (Applies to normal rate homes only)

#3's Condition Rate		
INSURANCE	MUST	0%
ADMINISTRATION	MUST	20%
MAINTENANCE	MUST	30%
TENANT COUNSELING	MUST	5%
AUDIT	MUST	10%
REPLACEMENT RESERVES	MUST	30%
UTILITES	OPTION	0%
CONTINGENCY	FOR EMERGENCIES	5%

Nibinamik First Nation - Set Rates

Example: 3 BR	\$300	Equals To:	
INSURANCE	MUST	22%	\$66
ADMINISTRATION	MUST	15%	\$45
MAINTENANCE	MUST	25%	\$75
TENANT COUNSELING	MUST	3%	\$9
AUDIT	MUST	5%	\$15
REPLACEMENT RESERVES	MUST	25%	\$75
UTILITES	OPTION		
CONTINGENCY	FOR EMERGENCIES	5%	\$15

Multiples working with Number of Homes \$300



Nibinamik First Nation - Set Rates

Example: #3's Condition Rate	\$75/Month	Equals To:
INSURANCE	MUST	22% \$16.50
ADMINISTRATION	MUST	15% \$11.25
MAINTENANCE	MUST	25% \$18.75
TENANT COUNSELING	MUST	3% \$2.25
AUDIT	MUST	5% \$3.75
REPLACEMENT RESERVES	MUST	25% \$18.75
UTILITES	OPTION	\$0.00
CONTINGENCY	FOR EMERGENCIES	5% \$3.75

Multiples working with Number of Homes \$75



Must Know

CMHC Section 95 (Canada Mortgage and Housing Corporation) Program - Housing loan program that provide supported funding through application form.

Operating Agreement is a contract signed between CMHC and The First Nation.

Loan Agreement is in place between lender and FN secured by INAC (Indian Northern Affairs Canada)

CMHC Reporting Requirements: Financial statements, audited due annually, and report to the chief and council.

If you do not own a copy of the Housing Policy, please make sure that you get one as soon as possible. Thank you.

OPEN HOUSES and all scheduled housing related meetings, etc. will have **mandatory** attendance.





For more information please contact the Housing Authority Team:
Debra Neshinapaise
Karen (Loretta) Wapoose
Nora Wapoose
Walter Oskineegish, Band Manager
Roger Oskineegish, Project Manager

