



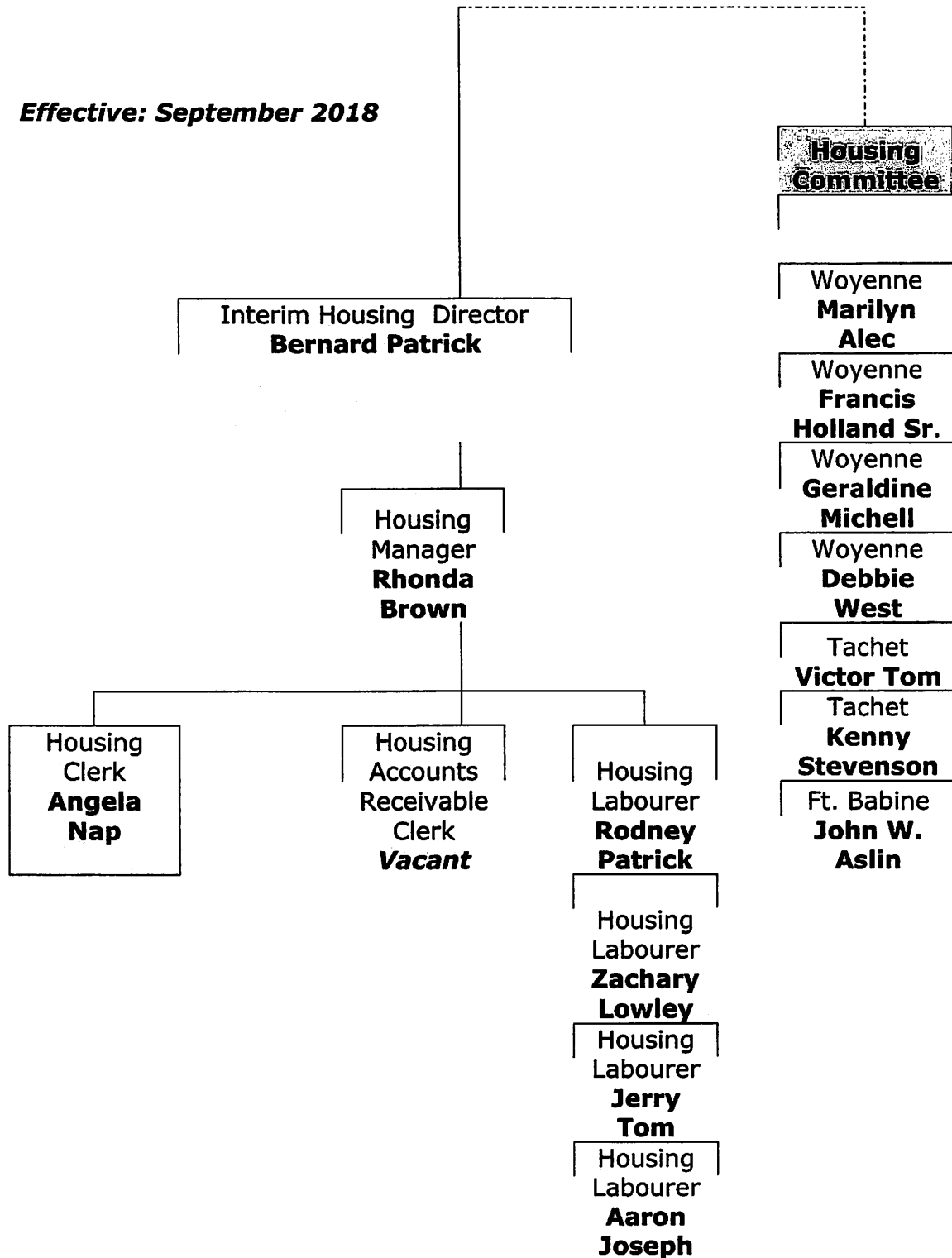
Lake Babine Nation Housing Report

CHIEF AND COUNCIL UPDATE 2018

Rhonda Brown | Housing Manager | September 19, 2018

Housing Staff/ Housing Committee

Effective: September 2018



Housing Administrative Staff-

Bernard Patrick- 12 years in Housing & Infrastructure

Rhonda Brown- 17 years of Housing work experience

Angela Nap- 10 Years of Office Experience (1 with Lake Babine Nation Housing)

First Nations Housing Manager Certificate Program-

Rhonda was selected to be fully sponsored by CMHC to obtain this certification through Southern Alberta Institute of Technology (SAIT). The tuition and travel is covered through CMHC. Module one was completed on September 13, 2018 and will continue every month for three days in Richmond BC until Spring 2020.

CMHC- Mentorship Initiative-

As part of the "Plan to Improve Operations Agreement" Rhonda was asked by CMHC to participate in the Mentorship Initiative to work with other First Nation communities to improve housing operations. This agreement was signed before my return to Lake Babine Nation in 2014. It had taken four months to get Lake Babine Nation's housing program back into compliance with the Operating Agreement and the Social Development Compliance review.

Below is a list of communities that have participated in this project:

1. Kitasoo First Nation- Klemtu BC
2. Esketemc First Nation- Alkali Lake BC
3. Beecher Bay First Nation- Sooke BC
4. Nautley Whuten First Nation- Fort Fraser BC
5. Takla Lake First Nation- Takla BC

Housing Maintenance Staff-

Rodney Patrick- 21 years of work experience, Level 4 Carpentry- Journeyman

Zachary Lowley- 7 years of work experience, Level 3 Certified

Aaron Joseph- 13 Years of work Experience- Level 3 Certified

Jerry Tom- 1985-1990- Carpentry Experience, 1990-2018 Plumbing & Appliance -Level 2 Certified

WETBC- Wood Energy Technicians of British Columbia-

Rodney Patrick and Zachary Lowley will be going for training from October 29 to November 6, 2018 in Prince George to become WETT Certified. With obtaining this certification, it allows for our maintenance staff to work on wood stove repairs, replacements, and installations along with chimney sweeping and maintenance of the woodstoves.

Train the Trainers- CMHC

Rodney Patrick was chosen to attend the Train the Trainers series on "Basic Home Maintenance" that will be sponsored by CMHC. With this training, it allows for Rodney to facilitate mini workshops on basic home maintenance to our members residing in Band Owned Rental Units.

Housing Policy

The Lake Babine Nation Housing department and Housing Committee have been working with Dominique Nouvet of **Woodward & Company** to finalize the housing policy. The last committee meeting was on September 11, 2018 and Dominique is working on the final touches before presenting it to Chief and Council and the community members.

There are some final touches that will be made to the policy such as:

- a) Housing Committee Roles & Responsibilities
- b) Chief and Councils Roles & Responsibilities
- c) Conflict of Interest
- d) Eligibility for Tenancy
- e) Demonstrate ability to pay rent
- f) Rental Rates
- g) Rental Applications & Scoring Process
- h) Rent to Own
- i) Damage Deposits

The Housing committee will be meeting on October 11, 2018 with Dominique to finalize the policy.

Attached is the draft Housing Policy for you to review.

HOUSING UNITS- 261

1. **Phases 1-13** - Section 95 Units- 207 Band Owned Rentals

Phase 1- 5 Units- February 1985

Phase 2- 5 Units- December 1985

Phase 3- 5 Units- March 1986

Phase 4- 11 Units – June 1987

Phase 5- 12 Units – October 1988

Phase 6- 7 Units- April 1989

Phase 7- 7 Units- December 1989

Phase 8- 27 Units- November 1990

Phase 9- 24 Units – September 1991

Phase 10- 24 Units – July 1992

Phase 11- 40 Units- July 1993

Phase 12- 20 Units- November 1993

Phase 13- 20 Units – April 1994

Rent Geared to Income Rent Calculation- 25% of Household Income or LEM rates whichever is lower. (LEM= Lower End Market Rent as per each phases Operating Agreement)

Although the Section 95 phases are mortgage free, there is still repairs and maintenance that are needed on these units, insurance, user fees, and replacement reserve.

Rent Calculations are based on the dynamics of the household. If this is a mixed income household with working tenants and SA recipients.

As per the Social Development guidelines, SA can only pay a portion of the Shelter and Utilities based on the number of occupants on assistance.

Eg. 6 member household with 2 members on SA If rent is calculated at \$658.80 then the rent portion is divided up by 6 people and SA will pay two portions of \$109.80 = \$219.60 and the remainder \$439.20 will be the responsibility of the other occupants of the home.

2. **Phase 14-** 26 Moduline Units- Funded through the NCME Program 2007 and Notional. Rent based on Moduline Rent Rates approved on September 1, 2009.
 - 2 Bedroom Duplex- \$475 per month
 - 2 Bedroom Moduline-Detached - \$525.00
 - 3 Bedroom Moduline- \$550.00
 - 4 Bedroom Moduline- \$ 600.00
3. **Phase 15-** Two Triplex Units (6 Rentals)- Funded by the Budget 2016 program with INAC. Rent rates and allocation yet to be determined.
4. **Subsidy Units-** 22 Units within three communities
 - Lake Babine Nation is paying for the insurance of the house.
 - Tenants are responsible for the repairs and maintenance of the unit.

Repairs & Maintenance- Work Order Process

Lake Babine Nation does not receive a subsidy for our housing units as all mortgages have been paid in full. In order for Lake Babine Nation Housing to do repairs and maintenance on our housing stock, the housing team must collect rent or "Repairs & Maintenance Fee" to carry out work orders. If there is no signed shelter agreement or rent collection, then there is no budget to do repairs on the units. Services are limited to Health and Safety.

Work orders are called into the housing department, the housing maintenance clerk confirms that the unit has a signed shelter agreement and that payments are received before a work order can be issued.

No rent collection then no work orders will be issued until the agreements are signed and that there are three months of consistent rent.

Health- Environmental Health Assessments-

Lake Babine Nation Housing receives prescription notes from members from their physicians stating that the unit has mold or other issues. Unfortunately we cannot accept these notes as we know that the physicians do not go into these units before writing the notes on a prescription pad.

When we receive these notes, Housing will contact the Environmental Health officer (EHO) to conduct a unit assessment as well as the Nurse practitioner from the Lake Babine Nation Health department to do family assessments. If needed then we also contact the Occupations Therapist if there are mobility concerns.

Once all these assessments are done then we apply for funding through CMHC's Renovation programs such as:

HASI- Home Adaptations for Seniors Independence

RRAP- Residential Rehabilitation Assistance Program

ERP- Emergency Repair Program

Housing receives a number of requests from the health department to address some of these issues however with a limited budget and some resistance with members to work with housing, we are only able to address some of these issues.

Health- Bed Bugs/Cockroaches

There are some concerns with bed bugs and cockroaches in a few of the housing units.

Housing, Social Development, and Health had tag teamed and tried to work with the members to have these issues remedied, but there is a big resistance with members to comply with the fumigation prep. In turn these units are not prepped properly and the fumigation is limited or not fumigated. Housing has incurred the cost of the fumigation even when they cannot treat the housing unit due to lack of prep. Each visit from Orkin is costing the Housing department \$995.00 per visit.