



Recognition Awards

Housing Innovation Showcase

Constance Lake First Nation

Constance Lake First Nation is located off Highway # 11, 34 kilometers east of Hearst. Their Tribal Council is Matawa First Nations Management located in Thunder Bay. The First Nation has population of approximately 1500 people. This includes Off-Reserve Members.

History:

Constance Lake First Nation began a new housing program in 1998 and was approved under an I.N.A.C program called Housing Demo Project (1997). Since that time Constance Lake First Nation has built 61 Units. They built 10 houses for the first approval (1998). Thereafter, they built 10 units a year, including a Senior Complex with ten 10 apartments. In addition, Constance Lake First Nation constructed a four-plex and six-plex.

Funding Agency:

Canada Mortgage and Housing Corporation (CMHC) has been a great help. Constance Lake has utilized their programs such as Section 95, Section 10 and also RRAP. They have also worked closely with the Royal Bank of Canada and INAC for bridge financing.

Pre-Fab Houses:

Constance Lake has been working with Guild-Crest Homes for the past 6 years using their Pre-Fabricated units. The reason for this is that the homes are R-2000 approved and also fit into their budget and timeline. There has not been any cost over-run on any of the projects as well. The First Nation is the main contractor and they sub-contract things such as, plumbing, heating, electrical, and foundation work. The rest of the labour comes from the community.

Biography:

Sam Bedwash of Constance Lake First Nation has been working as Capital / Housing Manager for the past 5 years. The Chief and Council have established a Housing Authority and the New Housing Policy was approved in April 2004, The Housing Authority has tenants signed temporarily and agreements are already in place to implement a Rental Agreement Social Housing plan and the development of By-Laws. All this will be in place by the end of March 2005.

Wapekeka First Nation - Lease to Own Housing Program

Wapekeka First Nation consists of two Reserves with two Addendums in 1996 and 1997. Wapekeka First Nation Reserves is located 26 km (16 miles) Northwest of Big Trout Lake and 451 km (282 Miles) Northeast of Sioux Lookout. The latitude and longitude of the reserve is 53 N 49' and 89 W 22'. The reserve size is 5,566 hectares (23 square miles) with an additional 44 hectares added in 1996 and 1997. The community is accessible year round since The Ministry of Transportation constructed a 1070 x 30 m gravel airstrip in 1991. Wasaya Airlines makes regular scheduled flights into the community.

Wapekeka year-round population is 370.

For additional information on the Wapekeka First Nation please visit their website located at:

<http://www.wapekeka.ca/>

Wapekeka First Nation has come up with an innovative solution to address the pressing housing needs in their Community; a lease to own program using factory built mobile homes.

To start this program the First Nation contacted and met with local Suppliers to discuss their housing needs and pricing for the units that they require. After preliminary pricing was provided to the First Nation they approached their financial institution and made arrangements to have a loan drawn to cover the costs of purchasing five two and five three bedroom units without the use of assisted housing programs. However the First Nation had to provide a letter from INAC to their financial institution verifying the amount of funding that they receive from INAC and what portion of that funding was being set aside to repay this loan.

After financing was secured the First Nation placed the order for the units with a local Supplier, of which the Community is a partner in. The First Nation administration made site visits to the home factory (Conquest Manufacturing Ltd.) in Altona, MB to review the facility and their construction/assembly process.

The homes are to be delivered over this season's winter road and be placed on building lots previously prepared by the First Nation. Once on site, electrical and sewer & water service connections will be made, and porches, stairs & landings installed to make the units ready for their new residents.

The residents of these ten units were specially selected by the First Nation administration based on suitability for this program and have entered in special lease to own agreements with the First Nation where after a set number of payments they will become the owners of these units. It is with innovative programs such as this and their continuing commitment to provide quality housing for their membership that the Wapekeka First Nation is *Improving Communities and Changing Lives*.

Iskatewizaagegan #39 Independent First Nation

Iskatewizaagegan #39 Independent First Nation has developed a housing data system called Housing Information Data System (HIDS) to automate their housing information into a single format. The system product used is Environment Systems Research Institute (ESRI) ArcView GIS to develop our base maps and create links to photos, videos and housing reports all at the click of the mouse. Digitizing all the housing locations with existing base maps at 1: 20000 provides accurate locations of all infrastructure such as hydrants, telephone poles and waterlines.

Iskatewizaagegan #39 Independent First Nation is one of few First Nations with a complete Geographical Information Systems workstation. Since 1999 they have developed usages to house information, that in the past was extremely difficult to obtain, or third party groups managed that for them. After time they gained knowledge of the various computer programs that use satellite digital imaging from for conversion into topographical formats. Since then they have mapped many traditional landscapes and researched past management practice and saw restoration of cultural activities stemming from their mapping projects.

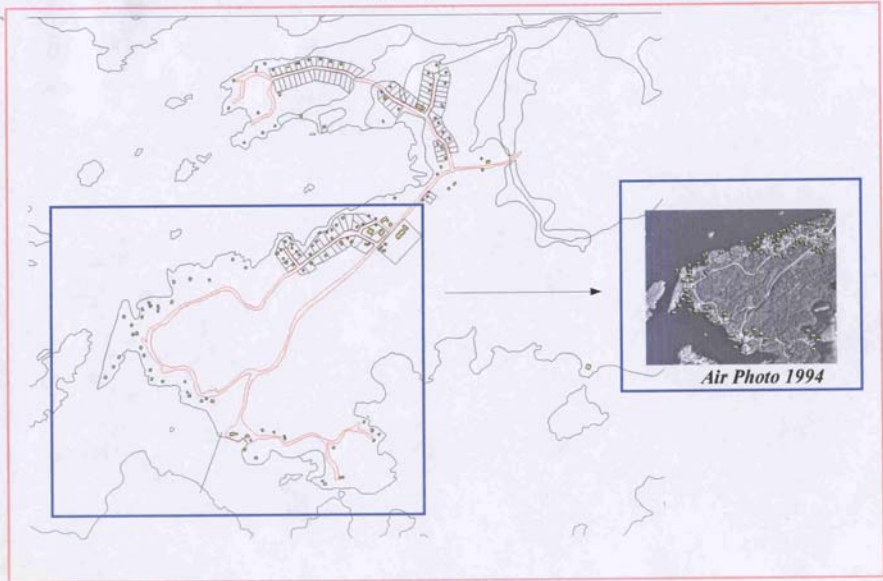
Once the landscapes were done they embarked on the infrastructure of their community and re-digitized all the old housing layouts from engineering maps. This was a large undertaking so they designed a 3 month training course to develop a suitable application using programs that use photos and reports and geomatic. Ten community members' were selected to do the actual development of this project and a community member instructed the class. The demographics of the class were relatively in the twenty to thirty year old age range which was a good mix.

The training consisted of going over old housing assessment documents and then formatting them into ArcView's data base system. Information then can be added to a number of data fields for that homes information such as:

Housing id	Year Built	Name of Occupant	No. People	Condition
1	1982	Joe Anisnob	12	Poor

Other visual information that the project included were photos of the house, housing reports and classification, such as, is it a CMHC or a Band house and list can go on. To date all the information is stored in a single location and is accessible at any time and can be updated when needed. Below is an example of a housing map and an aerial photograph.

Iskatewizaagegan Section Map



Iskatewizaagegan Community Housing Map

