



Recognition Awards

Housing Innovation Showcase

Eagle Lake First Nation Rental Housing Project

Project Description

1. General Description

- Eagle Lake First Nation is currently in the process of constructing fourteen (14) residential units. The homes vary in size and type, four (4) plans are being utilized to coincide with the current demand. The predominant plan is the two (2) storey homes with full height basements. The footprints of each range from 80 square metres ten 104 square metres.
- The residential units will be of wood frame construction bearing on Insulating Concrete Forming Systems (ICF) foundation walls. The roof systems being pre-engineered wood trusses.
- During the initial stages of the project and throughout a workforce of approximately twenty (20) community workers have been employed.
- One of the many work crews consisted of four (4) individuals, Gerry Adams, Rosie Adams, Joanne Lefort, and Donna Kinsella. These individuals played a major role in the construction process during the initial stages and throughout the process.
- During the foundation stage, they attended a one (1) day on-site training course on how to construct an Insulating Concrete Forming System (ICF), and with additional supervision become efficient in constructing the full-height ICF foundation walls.
- The crew is also active in the on-going activities related to the successful completion of the construction project, wood framing, roofing, insulating, and interior finish.
- Photos consist of Rosie Adams, Joanne Lefort, and Donna Kinsella, and various foundation walls that were constructed by this crew.

NAICATCHEWENIN FIRST NATION RECOGNITION AWARD

Naicatchewenin First Nation is located off of hwy 613 North approximately 63 kms Northwest of Fort Frances. This community has a population of 336 members of which 240 are located on reserve. The leadership of Naicatchewenin empowered its membership by developing a Housing Committee made up of a cross section of community members, to plan, manage and direct the housing issues and needs for the community.

The Naicatchewenin Housing Committee presently manages 28 Band owned Houses and 35 CMHC section 95 units (five projects). Of the five CMHC projects, one project was paid out in 1990 after a 20yr mortgage and another will be paid off in July of 2007. The management of Housing projects is key to having a successful housing program. The monitoring of rent collections and property management is a learning process not only for the committee members but also for the community at large. The benefits are felt throughout the community when a project is properly managed.

With the recent changes in the delivery of the section 95 housing allocation, our community was unsure as to how it would be able to carry out a project. After a needs assessment was carried out by the Housing Committee it was apparent that it was the youth, specifically single moms and bachelors which were not able to benefit from our past projects due to Unit sizes (ie: family size units) being constructed. It was only through this investigation that we were able to determine that Four-plexes and duplexes consisting of one and two bedroom units was the direction we needed to follow.

The challenge was to design and construct units within the prescribed budgets of approximately \$75,000.00 per unit. Again the expertise of the Technical Services Department, from our local Tribal Council, was utilized to ensure that the project quality was not compromised due to the restrictive budget.

Past practice has also shown that the ability to minimize the amount of sub-contractors makes the process much more manageable. We are fortunate to have one contractor who has been working in the community for some time, and bid on the project while we acted as the project manager. The contract with the Contractor is done in such a fashion, that they are required to hire a minimum amount of Band Members on any specific project. It also details the production requirements, as well as the maximum time frame which includes penalties. The payment schedule is also based on inspection reports/ progress reports and always includes a hold back to ensure that the Committee has the final say even after the occupancy permit is issued.

It has been difficult to operate within the new budgets in the enhanced Section 95 Program but through innovative ideas and with assistance from Pwi-Di-Goo-Zing Ne-Yaa-Zhing Advisory Services and the local CMHC office, we find ourselves in a position to meet the needs of the community.

The Ojibways of the Pic River First Nation Project Management Concept

“Without you - This is not important and will not work”

The Ojibways of the Pic River First Nation (other known as Heron Bay) is situated 350 km east of Thunder Bay along the Trans Canada Highway 17 with a total population of 1,000 registered band members of which 500 of them are living on the reserve. The First Nation's housing stock is around 140 residential units with 50 units under a Home Ownership Program and the balance slated for the same type of ownership concept. This will be accomplished through the implementation of the Pic River Ten Year Housing Plan. Through the Ten Year Housing Plan, the Housing Program will be fulfilling the ultimate goal of “Transferring home ownership directly to its members”.

Ojibways of the Pic River First Nation wishes to express their gratitude for those responsible in taking a lead in Project Management of First Nation projects. It is through these efforts Pic River has chosen to implement a Project Management approach on housing projects. With the rising cost of materials and construction, Pic River realized that they have the ability to construct their housing units at a rate of \$135,000 rather than the tender prices ranging up to \$220,000 per unit.

Pic River was also able to identify other means of securing the proper guidance in project delivery. The Northern Housing Conference is a forum that allows First Nations to share experiences. Pic River's experience with Milestone Consulting is one that deserves sharing.

Milestone Consulting's history of housing construction and ability to work with First Nations were carefully examined and appeared to be advantageous to the First Nation. Their construction techniques were comparable to Pic River's aspirations. Pic River believed they had the resources to do what any construction company can do but needed some guidance to achieve their long term goal of creating their own construction team.

Milestone Consulting secured the services of qualified planners, estimators and, more importantly, qualified journeyman that would support and guide Pic River members in the realization of their ambitions. Through their efforts, Pic River constructed an additional 10 housing units with plans to ensure that many members of the construction team are eligible for apprenticeship under various construction trades. In addition, we were successful in working with the suppliers to ensure that purchases of materials comes with a condition to include benefits such as employment to our First Nation.

Pic River also acknowledges the support of the various government programs that can provided assistance to our objective. Canada Mortgage and Housing Corporation (CMHC), Indian and Northern Affairs Canada (INAC), the Apprenticeship Board, Anishabek Employment and Training Services (AETS) along with other educational institution such as Pic River High and Confederation College.

Various financial institutions that played a major role in our implementation included the Toronto Dominion Bank, the Bank of Montreal, and the Royal Bank programs which have provided us the necessary support that allow us to be independent.