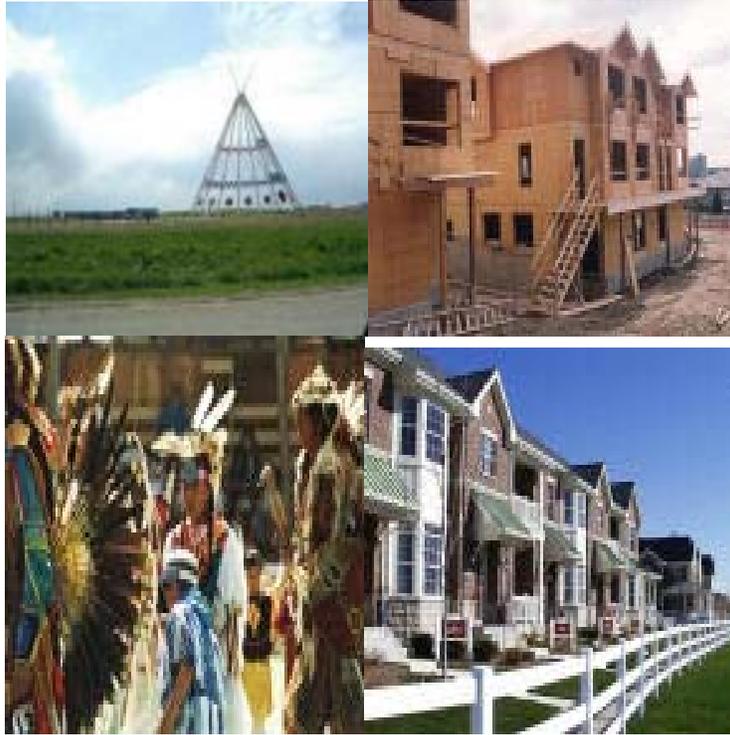


Urban First Nation Residential Development Manual



Prepared for: Federation of Saskatchewan Indian Nations
And Bridges and Foundations Project on Urban Aboriginal
Housing

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1. Executive Summary

The Federation of Saskatchewan Indian Nations (FSIN) in conjunction with the Bridges and Foundations Project on Urban Aboriginal Housing (Bridges and Foundations: CURA) are pleased to submit this manual to explain and promote Urban First Nation residential investment opportunities within the City of Saskatoon.

This document illustrates what residential investment opportunities exist in Saskatoon, and explains how First Nations bands and communities might capitalize on these opportunities. Specifically, it will provide information on potential funding available, partners with capacity to help First Nations, financing options, and resources needed to acquire affordable housing.

Residential investment in Saskatoon is a relatively safe investment. The average growth in property values for Saskatoon throughout its history is 4% per year. While the reasons a First Nations band or community might choose to invest in housing in Saskatoon are based on the social needs of band members, the investment opportunities available make economic sense.

First Nations investment in residential property within Saskatoon is critical to providing adequate shelter to the increasing First Nations population. Over the last decade, there has been a great influx of First Nations to urban centers, as over 60% of the Aboriginal population resides off reserve.¹ The Saskatoon Tribal Council, which is comprised of seven First Nation Bands around Saskatoon, has an estimated population in excess of 10,000 members, with some communities having up to 80% of their members living off reserve, mainly in Saskatoon.² In addition the Aboriginal population is a young booming population with 54% of the population under the age of twenty.

The housing opportunities explained in this report serve three primary groups of people:

1. Individuals and families with low to moderate income, interested in home ownership;
2. People on social assistance or having a low income; and
3. Students.

Homeownership offers many benefits to a family in terms of offering stability, pride in ownership, and an opportunity to build equity, to name a few. An opportunity worthy of consideration by First Nations bands and communities (or groups of communities) is the establishment of a homeownership program for its members. There are a number of funding, leveraging, and partnership opportunities available in conjunction with a homeownership program. The Saskatchewan Housing Corporation has established a homeownership option within the Centenary Affordable Housing Program (CAHP) to provide financial assistance to sponsors of low and moderate-income families.

The most recent census (2001) indicates the average household income for First Nations households is \$26,900. This suggests many would be eligible for a forgivable loan under the Centenary Affordable Housing Program for homeownership.

Currently there are many barriers First Nations people face in regards to homeownership. These include bad credit history, affordability of the homes, lack of income. To overcome these barriers, several suggestions are offered in this report:

- Forming a land trust;
- Providing a homeownership program emphasizing debt management and financial planning;
- Down payment assistance;
- Sponsoring a homeowners cooperative; and
- Establishing a rent to own program.

For those people not yet ready for homeownership, First Nations bands and communities might consider investment in a rental complex to ensure safe, stable, appropriate, and affordable housing is available to all First Nations.

According to the 2001 Canadian census, 66% of First Nations residing in the City of Saskatoon rent their accommodation.³ By purchasing a rental complex, a community or organization is eligible also for funding support from Saskatchewan Housing Corporation through the rental option of the Centenary Affordable Housing Program (CAHP). Up to \$50,000/door can be provided from CAHP to fund the purchase and renovation, or construction of a rental complex.

The number of students attending post secondary education has been continually rising. In 1998, an estimated 1,500 First Nation students attended the University of Saskatchewan -- a significant increase from 870 students who attended the university in 1993. Today, the number is estimated at over 3,000. A number of detailed proposals aimed at providing housing for students are currently under development as part of Bridges and Foundations: CURA.

2. Introduction

This report is meant to act as a “how to manual” for First Nations bands and communities. The resources in this report can be used to generate project-specific business plans for affordable housing in Saskatoon.

Vision

To create awareness and support in allowing First Nations communities to have access to affordable and suitable shelter off reserve.

Mission

To provide feasible investment opportunities on residential housing within the City of Saskatoon, to aid members in homeownership or rental accommodations.

Objectives

- Communicate with bands and communities about investment opportunities in residential and commercial development including affordable housing in urban centers
- Inform First Nation authorities about homeownership options
- Build awareness of homeownership and the benefits of owning a home
- Inform First Nation authorities about developing affordable rental projects for students and individuals unable to qualify for homeownership
- Identify potential partnerships bands and communities may wish to explore when developing affordable housing
- Identify potential barriers for First Nations in obtaining homeownership
Identify alternatives to homeownership

3. Market Analysis

Within Saskatoon, there are 20,275 individuals who identified themselves as Aboriginal, which is equivalent to 11% of Saskatoon’s population. Other demographic profiles of Saskatoon have suggested the Aboriginal population is closer to 20% of the population. (See HRSD Labor Statistics)

The majority of the First Nations within the city are not homeowners but are renting. From the 2001 Canadian census, there were approximately 8,105 dwellings for First Nations. Of the 8,105, 2,730 had home ownership status and 5,330 (66%) were rental accommodations.⁴ The average rent within Saskatoon for a two-bedroom accommodation in the last CMHC October Apartment Survey was \$576, which is equivalent to a monthly mortgage payment for a \$90,000 mortgage (6%, 25 years).

A variety of programs have been established to help households earning between \$20,000 and \$39,500 obtain homeownership. According to the latest census, 23% of First Nations were within the income range of between \$20,000-\$39,500 and 3,485 individuals had reported working full time with their average salary at \$33,084. Overall the median

household income of a First Nations household was estimated at \$26,700.⁵ On income alone, the Canadian census indicates a large number of families are within the low to moderate-income range and would qualify for a homeownership program.

The future projections of the Aboriginal population within Saskatoon, indicates a young booming population with approximately 45% of the population under the age of 21 and an estimated 30% of the population between 25-44 years of age, who could be potential home buyers.

4. Homeownership Option

4a. Benefits of Owning a Home

In Canada, there are few tools for wealth-creation like homeownership. Appreciation in house value and additional physical improvements made to a home (which usually assist in the further appreciation of the home) can be significant. In homeownership, families take advantage of this appreciation to build wealth. Otherwise the benefit leaves the residents (and possibly even the community) and is bestowed on a landlord.

Another factor supporting the consideration of a home as a good investment includes the fact traditional home ownership has a "forced savings" component that offers advantages. When a homeowner holds a mortgage, the monthly loan payments include principal pay-down as well as an interest payment. This principal portion of the loan increases with each loan payment made so that over several years homeowners can build up additional equity in the home.

On the individual family, homeownership can have a major stabilizing impact. A recent study conducted by the Institute for Policy Studies at Baltimore-based Johns Hopkins University indicated children who always lived in an owned home are estimated to achieve nearly half a year of school more than children whose parents were always renters. "The likelihood of graduating from high school and of attending college are both about 10 percentage points higher for children who always lived in an owned home," said the report.

The effect homeownership has at the neighborhood level is also unquestionable. Homeownership can be tied to neighborhood stability, perceptions of safety, and neighborhood rejuvenation. In fact, for many American communities, homeownership forms the crux of its neighborhood revitalization initiatives.

4b. Market/Target group

When developing homeownership opportunities, the project developer must demonstrate how the project will be affordable to residents. When attempting to secure program funding support from the Federal, Provincial, or Municipal governments, the developer will have to show how the project will be affordable to residents earning less than \$39,500 per year.

Affordable housing means residents do not have a Gross Debt Service Ratio (GDS) greater than 28%. Homeownership should also not be attempted for people with a Total Debt Service Ratio (TDS) including credit cards, student loans, car loans, etc higher than 38% to 42%.

Gross Debt Service Ratio (GDS) is a calculation used to determine whether the resident can afford mortgage financing. Mortgage financing is a loan secured by the home that obliges the borrower/resident to make a predetermined series of payments. These payments include an amount of principal pay-down and interest charges. Total Debt Service Ratio (TDS) is the amount of income a household earns versus the amount of existing debts or payments.

Participants must be screened and pre-qualified to show an ability to make payments (at least monthly) to their home.

Household Income	25% GDS	Maximum Mortgage Payment
\$39,500	\$77,000	\$822.92
\$30,000	\$62,500	\$625.00
\$25,000	\$53,000	\$520.83
\$22,000	\$50,000	\$458.33
\$20,000	\$48,000	\$416.67
\$18,000	\$46,000	\$375.00
\$16,000	\$41,000	\$333.33

The mortgage loan approval process has three basic components: stability, liquidity and credit. Stability refers to employment and the source of income for the resident. Liquidity is cash on hand and savings. Credit refers to one’s history of borrowing and paying back debts.

Stability or ability to repay – borrower’s ability to repay the loan on a monthly basis is based on monthly income and employment status (duration, nature). Traditionally, employment stability equals at least two years at the same job or line of work. However, guidelines can have exceptions and it is the role of the debt counsellor to help find these exceptions when necessary and appropriate.

Liquidity or source of funds – borrower’s source have a down payment and money/assets remaining after the close of escrow (transaction on the home is complete). Lenders want to verify that the funds being used belong to the borrower or are borrowed from a secured

source (gifted funds are allowed in some cases). Secured sources include loans against homes, cars, RRSP's, etc.

Credit - lenders try to determine if poor credit was isolated during certain periods of time, possibly due to illness, divorce, loss of job, etc. or if it shows an overall disregard for repaying credit obligations. The most recent two years of credit history are given the most consideration. Lenders can be forgiving of past indiscretions as long as it appears the problems are left in the past. Sometimes financial advocacy is helpful in having credit rating problems dealt with appropriately.

When obtaining a mortgage, one should be aware of the interest rates and the risk of interest rates rising. An individual may obtain a mortgage and lock in an interest rate for 5 years, however after five years the interest on the mortgage could potentially rise and thus increase the overall monthly payment on the mortgage. To plan for a mortgage, one should use an average figure of 7-8% to calculate an average monthly payment over a period greater than 5 years.

To obtain a mortgage, lenders usually require at least 25% of the price of the home up front as a down payment. Individuals may use cash or other assets as a substitute for a down payment, such as property or RRSPs. If an individual has less than 25% of the cost of a home, they will have to acquire mortgage insurance through their lender. Mortgage insurance is needed to protect the lender against payment default. However, mortgage insurance has the benefit of allowing an individual to finance up to 95% of the purchase price of a home with as little as 5% down. Mortgage insurance may be obtained through either CMHC or GE mortgage insurance. The application forms may be obtained through the respective lenders.

5. Identifying Potential Barriers to Homeownership

Barrier #1 – First Nation investment off-reserve

A potential barrier to investing in off-reserve residential areas is that of allocating funds. Many reserves are facing severe housing problems on reserve. It is therefore very difficult to allocate money off reserve when housing shortages face members on reserve.

Solution to Barrier #1 – First Nation bands and communities act as sponsors

A band does have the opportunity to approach a bank and acquire a mortgage on behalf of its members to invest within an urban center. While the investment will require the approval of the chief and council, there is an opportunity to return the investment to the band after a period of time.

Barrier #2 – Debt and Credit Issues

A survey was administered to First Nation candidates who fit the target profile of potential homeowners based on having employment and a source of income.⁶ The survey

focused on current housing conditions, household income, and expenses and housing needs.

The survey results indicated many individuals are able to afford the monthly mortgage payments, however, have high debt loads and poor credit for obtaining a mortgage from a lending institution.

A major barrier to Homeownership is the ability of First Nations residents to obtain credit. Approximately 71% of the individuals in the survey said they could not obtain credit and mentioned a bad credit history as the primary reason. Further, 70% of the respondents indicated they have a debt load of greater than \$700, which would also be a barrier.

Based on survey results, an affordable housing program that informs people on debt management and budgeting for homeownership could have strong benefits to helping First Nations acquire homeownership.

Solution to Barrier #2 – Debt counseling and budgeting services

Budgeting services help residents compare their sources of income to the size and type of expenses they have on a monthly and occasional basis. Budgeting helps a resident see his/her financial situation the way it really is and helps him/her make the best decisions.

Budgeting is an important part of preparing to purchase a home. Residents should attempt through the budgeting process to save for a down payment and the up-front costs of Homeownership (including moving, utility hook-ups, tools, maintenance supplies, window coverings, etc.). Practising regular savings prior to obtaining a home also helps strengthen the mortgage application by showing both commitment to the goal of Homeownership and ability to make payments.

Budgeting services should continue after the resident is in the home. All replacement costs (not under warranty) are the responsibility of the homeowner. All utilities (such as heat and electricity) are the responsibility of the homeowner. Budgeting helps prepare the resident for these so they are less at risk of losing his/her home should a large unplanned expense arise.

Debt counselling includes credit rating review and financial advocacy. Credit rating review is an evaluation of an individual's track record of ability to repay obligations. Lenders look at a credit rating to determine the likelihood of the resident defaulting (not paying) on the mortgage.

Financial advocacy includes advice on bill payment, financial crisis solutions, bankruptcy avoidance, avoiding foreclosure, debt advice, loan application assistance, financial coaching, and debt elimination, spending controls, debt consolidation, and negotiation with creditors, and sourcing credit reports.

Barrier #3 – Down payments

To obtain a mortgage, lenders usually require at least 5%, for first time buyers, of the price of the home up front as a down payment.

Solution to Barrier #3 – Down payment Assistance

In Canada, individuals may use other assets such as property or Registered Retirement Savings Plans (RRSPs) to substitute for a down payment.

There are also savings programs that help households save for purchases like homeownership. Individual Development Accounts (or IDA's) are one example. An Individual Development Account is a dedicated savings account that provides both financial incentive and training to support people in saving for assets that will increase their long-term well being and financial self-sufficiency. An IDA provides the opportunity to open a specialized savings account and have their savings matched up to pre-established limits and within a specified timeframe. The matched savings, allocated as a monthly virtual credit, can be withdrawn on condition that they are used for approved purposes such as first time home purchase. The matched credits are provided directly to the mortgage holder together with the personal contribution of the participant. In addition to the matched contribution, a community-based agency facilitates a mandatory financial literacy course which provides the participants with information and personalized training on basic banking, budgeting, credit and debt management, saving and spending strategies as well as activities that promote goal setting and achievement. Anecdotal evidence from existing programs has indicated that these unique savings accounts and related supports lead to improved long-term self-sufficiency.

Barrier #4 - The Cost of Housing

The cost of constructing new homes is increasing rapidly and it is becoming difficult for low to moderate-income families to purchase homes. At the time of this report, the cost to construct new units is approximately \$110,000 -- a price not affordable for families with a household income of \$30,000 and below.

In discussing this challenge with construction firms, it was identified that the biggest barrier is having access to affordable serviced land. With the cost of land being relatively high, developers have to transfer the cost to their clients.

The City of Saskatoon, being the largest supplier of land with in Saskatoon, has indicated that selling land at reduced prices would require the City to suffer a loss. Cost for servicing the land (including sewer and water lines) is included in the pricing of each parcel of land. That cost is transferred to the developer/ buyer.

Solution to Barrier #3 – Options For Reducing the Cost of Housing

There are a number of ways First Nations bands and communities can act as sponsors to help reduce the cost of housing in Saskatoon. Explored in this report are the following:

- Participating in a Land Trust
- Sponsoring a Homeowners Cooperative
- Establishing a Rent To Own Program
- Partnering with the Affordable New Home Development Foundation

6. Reducing the Cost of Housing

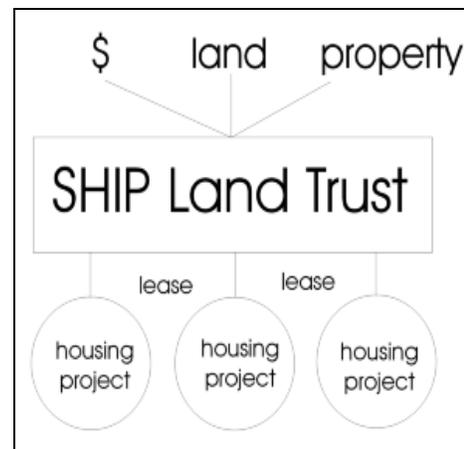
6a. Forming a Land Trust

The purpose of a Land Trust is to improve the cost of affordable housing construction by deferring the cost of the land to the project. This can represent between 20 and 30% of the total cost of the project.

A Land Trust may be established by a First Nations band or community on its own, or the resources may be leveraged through participation in the SHIP land trust. The Saskatoon Housing Initiatives Partnership (SHIP) is a non-profit partnership – a coming together of a broad spectrum of community stakeholders including bankers, builders, the real estate sector, community-based groups, social housing providers, Aboriginal housing groups, and the federal, provincial and municipal governments. Formed in 1999 to enhance housing affordability to low, moderate-income, and special needs households, SHIP is structured to bring together organizations into collaborations to do what no one organization can accomplish alone. SHIP is soliciting land and property or cash donations to purchase land for a trust for affordable housing. This land is then available free for a period of time to proponents of affordable housing projects. The length of time a project defers its land payment depends on the needs of that project.

For example, a homeowners co-operative may require only a three-year deferral. An affordable rental project may require a fifteen to twenty-year land payment deferral.

Bands could leverage their contribution to the SHIP land trust by having their investment matched by corporate/private investors, and investment from the provincial and municipal governments.



Example

- Total cost of home \$112,000, with the cost of land at \$20,000.
- Cost of home now \$92,000
- Centenary Affordable Housing Program (CAHP) funding support of approximately \$13,000 provided
- Cost of home now \$79,000
- Homeowner provides some sweat equity valued at \$2,000
- Cost of home now \$77,000
- Mortgage financing secured for \$77,000 – cost to homeowner is \$496.11 per month (at 6% over 25 years)

6b. Sponsoring a Homeowners Cooperative

Within the sample group from the Muskeg survey, 90% of the individuals expressed an interest in an information session or program that would aid them in acquiring homeownership. Approximately 75% of the individuals were not satisfied with their current accommodations, while 85% expressed a desire to move into other accommodation within the near future. Of the candidates, 80% had a household income of over \$30,000, while 70% of the individuals would potentially qualify for funding from the Centenary Affordable Housing Program.

The Saskatchewan Housing Corporation has established a homeownership option within the Centenary Affordable Housing Program (CAHP). The homeownership option allows funding for cooperatives or sponsoring organizations to construct affordable housing for families under the Maximum Income Limits (MIL) of \$39,500. A family earning less than \$39,500 will be eligible for a forgivable loan, with the amount of the loan determined by the total household income of the family.

The complete contract on eligibility and criteria for funding from the Saskatchewan Housing Corporation is in the Centenary Affordable Housing Program document. Some critical points for developing new housing under this option are:

- Homeowners should be employed
- The project application should identify all the capital costs (what is the total cost of the project?)
- The application should identify whether the project is feasible (can the potential homeowners afford to pay the capital costs through funding support from CAHP and a mortgage?)
- What counseling or support will be available to the potential homeowners to help them be successful over the long-term and will this add cost to the project?
- What is the ability, experience and capacity of the cooperative or sponsoring organization

As a sponsor, it is critical for First Nations bands and communities to set up management or other support for the cooperative to provide education on homeownership. Some criteria that the Sponsor must have:

- Good financial standing
- The ability to show how project meets the need and demand for housing
- A solid plan for construction and operation to ensure the success of the project
- Knowledge and experience within the housing industry or strong partnerships with a project manager
- The capacity and ability to develop the proposed housing project

A cooperative (co-op) is a legal entity that allows low and moderate-income or special needs families to participate as homeowners in a market that they would otherwise be excluded. A co-op is a group of people working together to share knowledge and resources to achieve a common goal – homeownership for its members. A cooperative can obtain funds on behalf of its members from programs like the Centenary Affordable Housing Program. A cooperative can also obtain a mortgage from a lending institution.

In the homeowner's cooperative model, either the cooperative owns the homes (and the mortgages) or the co-op places a caveat on title for a specified period of time. Typically a cooperative will either hold title (and the mortgage) or caveat for a period of between three and ten years (depending on how quickly the members are able to qualify for the mortgage on their own).

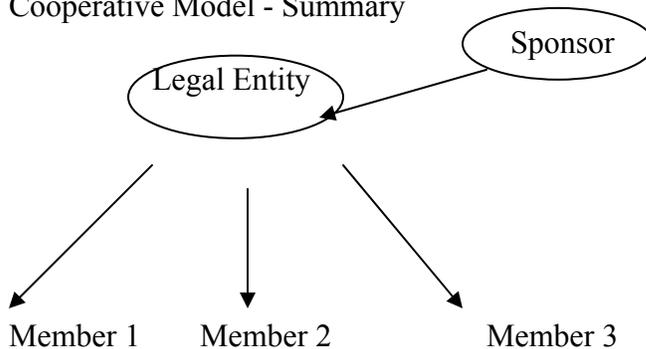
To develop a successful coop, it is critical to carefully select the members. Selection of members should focus on individuals who are highly motivated and interested in achieving homeownership.

Some criteria to follow on the selection of members for a co-op:

- Ideal number of members is between 8 and 12
- Members should be highly motivated and willing to purchase a home. This means they are willing to participate fully in the co-op as a member and perhaps even directors on the board.
- Members may have a poor credit history, but it is essential that they are willing to work with a counselor/sponsor on a plan to deal with their debts. A bank lends based on its confidence that the borrower will repay the funds. A good credit history helps build this confidence. Where good credit is not in place, good support and a show of commitment to a debt-repayment plan will be required. It is also important to keep in mind that one does not want to place individuals in situations of acquiring more debt than they are able to handle. The goal is to keep the gross debt ratio to about 25% to 30% of income and the total debt ratio (including credit cards, student loans, car loans, etc) to no higher than 38% to 42%.
- Members must be comfortable and willing to join a cooperative for a length of time (such as 3-5 years or longer), including contributing to the operation of the co-op through monthly financial contributions and volunteer efforts.
- Members should be willing to share financial information with fellow members and be supportive of one another.

- Ideally members within a coop should share some characteristics. Too much income diversity can lead to jealousy. Likewise, it can be difficult to manage a coop where there are really large differences in lifestyle.
- Members with an income of less than \$39,500 can qualify for assistance under existing programs.
- A profile of members needs to be shared with the bank or lending institution, as the bank will only approve the mortgage if it is satisfied with each member's profile (credit history, character, income) of the coop.
- Whether the co-op owns the housing units or only holds a caveat on title, an agreement, called a Housing Agreement, will establish criteria such as responsibilities and expectations of members; such as if a member fails to make monthly payments they may be expelled through a coop vote. In drafting the Housing Agreement and registering them on the titles of the members, legal advice should be sought. A sample Housing Agreement and other incorporation documents are included as attachments to this report.

Cooperative Model - Summary



A homeowners cooperative is registered as a separate legal entity with the sponsor aiding in the organization of the coop. The co-op secures funds from the Centenary Affordable Housing Program (CAHP) and a lending institution. The members will then make the monthly payments to the cooperative with the cooperative making the necessary payments to the lending institution. After a period of time the members may leave the cooperative and assume complete ownership of the home.

Other benefits of working in a cooperative besides the ability to secure funding support is the opportunity to lower the costs of construction by purchasing a number of units at one time (a scale advantage). Improved design is also possible when a group of homeowners are working together on a purchase rather than a single homeowner.

6c. Establishing A Rent To Own Program

Many First Nations have difficulty obtaining mortgages from banks or lending institutions towards the purchase of a home. A First Nations band on behalf of its members could act as a sponsor and purchase the housing units. In this scenario, the

band would make a down payment and obtain a mortgage to acquire the housing units. The clients would come under an agreement of a rent to own lease.

The band would ensure that monthly payments would be paid by the clients to the lending institution. Within 10 years, the tenants may be in the position to acquire a mortgage from a lending institution; they then could acquire the unit from the band and assume responsibility of the unit.

Example:

There is currently potential land for sale in the Dundonald neighborhood of Saskatoon (Hughes Drive). Approximately three acres are for sale for \$627,900. Under the zoning regulations for the land, approximately 36 units could be constructed. Assuming all units are three bedroom townhouses, and a family of 5 will occupy each unit, 180 people could be housed by this development.

- Under current market conditions, construction is approximately \$115,000 per unit including the cost of the land.
- This makes the total cost of the project approximately \$4.1million
- The band could apply for Centenary Affordable Housing Program funding (assuming average tenants household income is equal to \$30,000, each tenant could receive \$13,000) of approximately \$470,000.
- Total price of the project after the grant is applied is \$3.6million (or \$100,000 per unit)
- Homeowners would pay rent payments to the band that contributes a portion to their equity as homeowners each month.

With over 65% of Aboriginals currently renting accommodations, and the average rent in the city for a two-bedroom apartment being \$576, a rent to own lease could benefit many, as their current monthly rent payments would go towards homeownership.

6d. Partnering with the Affordable New Home Development Foundation

The Affordable New Home Development Foundation has experience in helping families obtain homeownership. The Foundation also has experience working with the Centenary Affordable Housing Program (CAHP).

The Foundation has a strong program set in place and focuses on three main areas:

1. Savings – to set up a plan where individuals will start saving money towards a down payment. (eg.\$100/month) This is a key step towards homeownership as it not only provides the funds needed for a down payment but also signifies to lenders their commitment to homeownership.
2. Education – The foundation has a program set in place for homeownership. There are eight modules, each take approximately a month to complete, with the program being completed in 8-10 months.

3. Credit/Debit – Members with bad credit history will have to work out a plan to repay or make amends for their poor credit history. This will allow individuals to be in a stronger position to obtain a mortgage from a lending institution within the near future.

The Foundation has expressed an interest in forming a partnership with a First Nations band or community to provide information on a homeownership program. A potential option is for the Foundation to train an employee of a band to operate a similar program. ⁷

Individuals with a household income greater than \$39,500 do not qualify for assistance from the Centenary Affordable Housing Program. However, the Foundation believes these clients could still benefit from financial planning and its home education modules. Potential barriers that could prevent the individual from obtaining a mortgage at this income level will primarily be their credit history and/or high debt payments. A strong financial plan and education could aid individuals within this income bracket in purchasing a home.

The Affordable New Home Development Foundation proposes the following model.

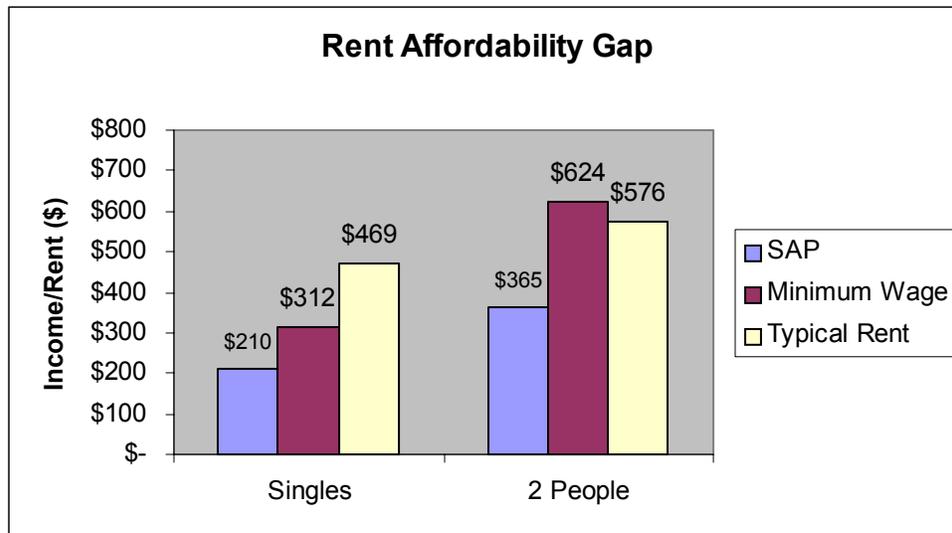
Investment with in Affordable Homes – Project Funding/Costs

- Saskatchewan Housing Corporation - Centenary Affordable Housing Program contribution of \$13,000 per individual (Assume income is \$30,000 per year.)
- Sweat Equity \$2,000
- Band offers \$4,000 per unit
- Individual now has \$18,000 and will need a \$92,000 dollar mortgage through a lending institution and will also have to qualify for mortgage insurance
- For a \$92,000 at 6%, 25 years, this will be equivalent to a \$644.39 monthly mortgage per household.

The new homes currently being developed under this option are three bedroom townhouse condominiums and their anticipated cost is approximately \$110,000 – \$115,000 or \$95/ per sq foot.

7. Rental Accommodation

For many people, rental accommodation is a more realistic or desirable option. Rental rates in the Saskatoon housing market have risen to an average gross rent of \$580 (up from \$567 in the previous year). According to the 2001 Canadian census, there was an estimated 22.3% unemployment rate among the Aboriginal population and approximately 9,110 individuals with in the city earning less than \$20,000 in income per year. Rents (as shown in the graph below) are simply not affordable to many First Nations as a result.



To provide affordable and adequate rental accommodations for low income families, a First Nation band may choose to invest in the acquisition and renovation of an existing apartment building, or consider construction of a new apartment complex.

Renovation and New Construction Opportunities

Average apartment sales are calculated on a per door basis. There is significant variation in the cost to purchase buildings from neighborhood to neighborhood. There are several apartment complexes located on the west side of the city within the Pleasant Hill, and Meadow Green area that can be purchased for less than \$20,000 per door. Other complexes in other parts of the city are priced starting at \$30,000 per door. And in still other neighborhoods, units may be available for between \$20,000 and \$30,000 per door.

The Saskatchewan Housing Corporation has a program in place to encourage nonprofit corporations, cooperatives and the private sector to acquire and redevelop (through renovations) distressed rental properties. The Non-profit Rental Option under the Centenary Affordable Housing Program (CAHP) allows funding for an organization to acquire and renovate rental units for low-income families. The program can offer a forgivable loan of up to \$50,000 per door.

A property inspection must be completed to determine necessary renovation costs. Once an operating budget has been established, application to the Centenary Affordable Housing Program (CAHP) and a bank for mortgage financing can occur.

For example:

An apartment complex located in the Pleasant Hill neighborhood is for sale at \$274,000. Information about the property includes:

- Total number of rooms, 12 one bedroom suites
- Financial statements indicate total gross income of \$53,433
- The financial statements peg total expenses at \$28,763
- The net operating income for the property is \$24,670

A First Nation band or community could submit a proposal to CAHP for funding support to purchase and renovate this property. A business plan would show how the renovated property could provide rental accommodation that is affordable to low income earners AND consistently generate a positive net operating income .

The Centenary Affordable Housing Program (CAHP) also provides funding support for the construction of new rental units. The amount of funding available depends on a business plan showing both affordable rents over time, and a sustainable operating budget for the building to ensure all maintenance and upkeep costs, mortgage payments, and other costs are covered each month.

Assistance with both business plan development for rental properties and CAHP proposals is available to groups from the Saskatoon Housing Initiatives Partnership (SHIP).

Whether acquiring and renovating a complex or building new, property management is needed to manage the units. Managing a property and dealing with the complex issues of tenant relations takes care, attention, and expertise. One could contract a professional property manager like Cress Housing to look after tenant selection, maintenance and repair, and collecting rents. Conversely, a band or community may decide to train a candidate on behalf of the band to manage the property.

8. Housing for Students

In 1998, there were approximately 1500 First Nations students attending the University of Saskatchewan a dramatic increase from 1993 enrollment numbers of 850.⁸ While new statistics on registration will be available soon, in general the number of First Nation students attending post secondary education in Saskatoon is increasing dramatically -- and so is the need to find adequate housing for them.

Housing for students poses a unique challenge for First Nations bands and communities as the tenant ability to pay is low. Students have numerous barriers including not only low income but often childcare needs, transportation needs, and needs for other supports while they are at study.

Three studies specific to the housing needs of Aboriginal students are soon to be released by Bridges and Foundations. These reports will be available on their web-site and may help form the basis of a business plan to serve the housing needs of students.

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Lorne Sully, Bill Holden (City of Saskatoon)

¹ Stats Canada, 2001 census.

² Canada. Stats Canada. 2001 Aboriginal Census. .2003 [copyright]. Online.

³ Canada. Stats Canada. 2001 Aboriginal Census. .2003 [copyright]. Online. Stats Canada.

⁴ Canada. Stats Canada. 2001 Aboriginal Census. .2003 [copyright]. Online. Stats Canada.

⁵ Canada. Stats Canada. 2001 Aboriginal Census. .2003 [copyright]. Online. Stats Canada.

⁶ Survey issued was developed by the Muskeg Cree Nation and Bridges and Foundations

⁷ Keith Hanson, personal interview.

⁸ University of Saskatchewan, annual report. 1999. Online.

Land Designation/Land Management Act

Based on Information Provided by Ed Bear

Land Management Act

The Land Management act is an agreement between the government of Canada and the First Nations on the management and responsibility of reserve lands. Fourteen First Nation communities signed the first agreement on February 12, 1996.

The Land Management Act allows First Nations to manage their reserve lands by their codes and laws. It is an act that represents a large piece towards self-government for the First Nations People.

“The Framework Agreement recognizes that First Nations should have the option of withdrawing their reserve land from administration by INAC under the Indian Act in order to exercise control over their own reserve land and resources for the use and benefit of their members.” (Ed Bear)

Process in Developing the Land code

The Ratification Process

The Ratification Process informs eligible voters of the Land Management Act and making a decision in taking over the land management.

The land code itself, is drafted by the community and not individuals. In order to develop the land code, eligible community members must agree to the proposed land code and agreement proposal. The proposal must be consistent with the goals and values of the community.

The community Land Code must also comply with the requirements for clarity and completeness specified in the Framework Agreement and the FNLMA.

There must be a community vote and there are three processes by which this may occur:

1. Majority of eligible voters participate in the vote and a majority approve the land code and agreement.
2. The First Nation registers all eligible voters who have the intention to vote in a manner determined by the community, and a majority of the eligible voters approves the land code.
3. The community agrees to the agreement by a system or method that is approved by the First Nations and the Government of Canada.

A 25% minimum turnout is required of eligible voters and the voters must be “apprised of the opting in procedure”. Eligible voters include individuals who are First Nation members; they may be on reserve or off reserve and are at least 18 years of age. The

process is a community informed decision, which requires the participation and acknowledgement of the agreement by the community.

The First Nation community must then enter into a “Transfer Agreement” with Canada to determine the specifics of the transition from administration of the First Nation lands under the Indian Act to First Nation land management pursuant to the land code and the framework agreement.

Canada must provide the First Nation with a description of the reserve land. This involves research to identify and describe all existing interests in the reserve land, verification of the jurisdictional boundaries of the reserve (by survey if necessary) and completion of an environmental site assessment.

The Joint Ratification Action Plan

The First Nation and INAC meet to coordinate their activities to prepare the information required to support an informed community decision about taking over land management. They coordinate their activities by developing and implementing a Joint Ratification Action Plan (J-RAP), with the help of the First Nation Land Management Resource Centre (Resource Centre).

Once the First Nation community decides to pursue the opportunity for First Nation land management by adopting the J-RAP through a Band Council Resolution, the Chief can sign the Framework Agreement on behalf of the First Nation. The First Nation becomes a signatory to the Framework Agreement and the ratification process can then begin.

Time frame for First Nations to begin in managing its Reserve Lands under its Land Code

The First Nation’s Land Code may take effect after the eligible voters of the First Nation vote to ratify the Land Code, the Transfer Agreement and the Framework Agreement.

Ideally, the ratification process should be completed within two years, however the duration of the ratification process depends on several factors:

- The First Nation community must develop its Land Code in consultation with all the eligible voters that can be located, both on and off reserve.
- The First Nation community may want to take some time to expand its land management capacity before assuming control over its lands.
- In some cases, considerable time may be required to resolve outstanding land issues, verify the jurisdictional boundaries of the reserve by survey and complete an environmental site assessment. For the purpose of providing the First Nation community with adequate information required to support an informed decision.

Preparing a Successful Land Code

Experience to date from First Nation communities who had successful completion of the ratification process by individual First Nations would suggest the following:

- Strong leadership and commitment from Chief and Council to educate the community and actively promote the land code and the framework agreement.
- Proper timing of ratification activities, the process should start close to the beginning of a new Chief and Council mandate to ensure that the community process will not be disrupted by an election.
- The timing of the community vote should be placed in a time frame that would lead to a large voter turnout.
- Land Management should be placed as a top priority for the community. The First Nation community needs a good reason to assume control of land, so that the ratification process will be driven from within by a sense of urgency. In addition the community must place adequate resources to the process such as meeting space, administration, etc.
- The process will require a full time Staff, with the availability of a full time Coordinator for the work associated with implementation of the J-RAP, including support to the Lands Committee and documentation of activities.
- The component of the First Nation Lands Committee is important to supplement the efforts of Chief and Council. The First Nation community needs a Lands Committee that reflects the range of interests and perspectives of the family groupings within the First Nation community. Confidence and trust in the First Nation's Lands Committee, in the minds of the membership, is critically important.
- Regular Lands Committee Meetings, at least twice per month and maintaining close contact with the community is important.
- J-RAP Coordination: Coordinated implementation of the J-RAP by the First Nation community, INAC (both headquarters and region) and the Resource Centre requires coordinating meetings by conference call every two weeks
- Members of the First Nation must be fully aware of the Framework Agreement initiative, and be actively engaged in dialogue and discussion in developing the Land Code to build true community "ownership" of the process.
- Political Support from the Lands Advisory Board: Timely political support from the Chairman of the Lands Advisory Board (LAB) and the Chiefs of First Nations whose land codes are in place can be particularly helpful.

- **Technical Support from the Resource Centre:** First Nations require technical support from the Resource Centre to develop the land code, transfer agreement and community ratification.
- **Clear and Uncomplicated Documents:** The First Nation should follow as closely as possible the generic models for key documents (e.g. land code, ratification process) provided by the Resource Centre, both to ensure compliance with the framework agreement and the FNLMA, and to avoid unnecessary rounds of drafting.

Resource Center

What Support is available to the First Nation from the Resource Centre?

The Resource Centre provides technical and advisory support to First Nation signatories to the framework agreement. The Resource Centre can enable each new First Nation signatory to benefit from the experience of all the other signatory First Nations participating in the framework agreement. If a First Nation is interested in the framework agreement, the Resource Centre can arrange orientation meetings for Chief and Council, as well as for the First Nation community.

Ratification support from the Resource Centre includes:

- Assistance to the First Nation and INAC to develop and implement the J-RAP; and
- Technical and advisory support for developing the First Nation's land code, transfer agreement and the community ratification process.

Lands Involved

This agreement allows First Nation to have the authority over reserve lands, natural resources and revenues on its land base. However it is important to note that the agreement is limited to reserve lands only under the Indian act, or "lands that the parties will agree to become reserve lands in the future." Thus communities may purchase urban land, but must gain the title of reserve status before the acquired land is considered under the land management act.

In regards to urban reserve lands, this agreement could apply to lands received under the treaty land entitlement, specific claims settlement, if the land receives the title of reserve status, which must be granted by the federal government.

Benefits of the Land Management Act

The Land Management Act is beneficial to First Nation communities as it allows bands to step away from provisions of the Indian act, which acts and assumes control over reserve lands. In addition, the act allows First Nations people the opportunity to gain control and responsibility of their lands.

Some of the short term benefits of the act have been

- Addressing issues in areas such as environmental laws, matrimonial real property laws and enforcement of laws on reserve, areas that the Indian act has failed to address.
- The Land Management Act has successfully corrected historical deficiencies in the reserve land regime, there by reducing federal liabilities
- Has developed sound land use and land management plans
- Improved the leasing processes

The long-term benefits for First Nations operating under this initiative will be improvements for the community in the areas of economic and social development. These improvements will become more apparent over time. For example, the Chippewas of Georgina Island have completed the renegotiation of long-term cottage leases with improved environmental standards.

Challenges of implementing the Land Management Act

A key challenge when implementing the act is the newfound responsibility for a First Nation community. As it shifts the responsibility of the Land Management from the 3rd party (INAC) to the First Nation community.

The act differentiates itself from the Indian Act primarily by:

- Providing First Nations with a wide range of land related law-making powers and ensuring proper enforcement mechanisms are available;
- Allowing land related decisions to be made at the community level without the involvement of a third party;
- Allowing First Nations to receive, retain and manage revenue money flowing from reserve land transactions;
- Withdrawing the opportunity for provincial or municipal governments to expropriate reserve land through the expropriation provisions in s. 35 of the *Indian Act*;
- Limiting federal expropriation powers;
- Ensuring that there will be no loss of reserve land through sale or expropriation;
- Requiring accountability to the membership and conflict of interest rules;
- Providing for alternate dispute resolution mechanism;
- Enabling First Nations to develop environmental assessment and protection regimes
- Providing for rules and procedures relating to matrimonial real property.

It is important to note that the Land Act does offer First Nations the opportunity to generate revenues such as leasing, granting rights, and licenses. Further the opportunity to develop the land and generate profit is acceptable.

However the Act does NOT permit nor authorize First Nations to tax under this framework; these laws must be made separately.

Funding from the Government

Developmental funding is available to First Nations. Canada will provide funding to a First Nation to develop its land code, its community ratification process and the individual transfer agreement. This funding is channelled through the Lands Advisory Board to the First Nation community.

INAC provides funding, through the Resource Centre, to reimburse signatory First Nations for the budgeted cost of implementing the J-RAP, based on a formula that reflects the costs that the First Nation can expect to incur to conduct its ratification activities.

There is a ceiling on the total amount of pre-ratification funding available to any individual First Nation, regardless of whether or not that First Nation successfully completes the process.

The amount of the funding will be agreed upon between the First Nation community and Canada. The amount will be set out in the individual Transfer Agreement with Canada and is subject to the approval of the members of the First Nation community as part of the ratification process.

Overall Procedures to Joining the Land Management Act

- First Nation Council expresses an interest in potentially joining the Framework Agreement by contacting the Resource Centre. The contact number (613) 591-6649
- The Resource Centre provides a package of information to the First Nation Council.
- The Lands Advisory Board (LAB) arranges an orientation to the Framework Agreement for the First Nation Council. A community orientation meeting can also be arranged, if requested by the First Nation Council.
 - Band Council Resolution No. 1 is formed which is the Proposal to join the Framework Agreement
- The Council of the First Nation prepares a Band Council Resolution, on behalf of the First Nation community, proposing to join the Framework Agreement

- Joint Ratification Action Planning (: “J-RAP”)
- The First Nation, INAC and the Resource Centre meet to draft the J-RAP. The J-RAP describes the activities, schedule and resource requirements to enable the eligible voters of the First Nation to make a fully informed decision about taking control of land management pursuant to the Framework Agreement through a community ratification vote.
- The Joint Implementation Committee (“JIC” consisting of the Resource Centre Board of Directors, the LAB Chair, and INAC) budgets the time and resources that INAC and the Resource Centre will commit to fulfill their responsibilities for J-RAP implementation.
 - Band Council Resolution No. 2: First Nation commits to join the Framework Agreement and implements the J-RAP
- Through this Band Council Resolution, the First Nation Council:
 - Confirms the commitment of the First Nation to implement the J-RAP, which is attached as a schedule to the Band Council Resolution; and authorizes the Chief to sign the Framework Agreement on behalf of the First Nation community.
 - First Nation joins the Framework Agreement
- The Land Advisory Board advises the Minister that the First Nation has completed the procedures, pursuant to Section 40.2.1 of the Framework Agreement, necessary to authorize the signing of the agreement
- Canada may then consent to the First Nation community becoming a signatory, in regards to Section 40.2.2 of the Framework Agreement and advises the LAB when such consent is given.
- The LAB receives and records the adhesion of the First Nation to the Framework Agreement; pursuant to Section 40.2.3 of the Framework Agreement, and the LAB informs the Minister that the First Nation community has signed the Framework Agreement
- Once the First Nation has signed the Framework Agreement, the JIC can commit budgeted resources to implement the Joint Ratification Action Plan. The First Nation community, INAC and the Resource Centre proceed to implement the mutually agreed J-RAP

- The Minister informs the Governor in Council that the signing of the Framework Agreement on behalf of the First Nation has been duly authorized and that the Framework Agreement has been so signed.
- The name of the First Nation is added to the schedule of First Nation signatories to the Framework Agreement, by Order-in-Council pursuant to Section 45 of the First Nations Land Management Act (“FNLMA”)

Appendix

I. An Overview of the Process of Acquiring Urban Reserve Status-

Information Provided by Indian and Northern Affairs Canada

A First Nations community may acquire land in the city of Saskatoon and purchase the land from the city at market price.

However if the community wishes to convert the land to reserve status then it must submit a formal proposal to INAC and negotiate with the urban centre and or province in acquiring reserve status for the land. INAC will review all Additions To Reserve (ATR) proposals to ensure all requirements are met.

All ATR proposals must satisfy one of three categories

1. To Satisfy a legal obligation such as a Lands Claim
 - Treaty or claim settlement
 - Court order
 - Legal reversion such as return or exchange of lands taken under section 35 of the Indian act
2. Community Addition, where the land is critical or will meet the needs of a community for growth
 - Example additional land is needed for housing, schools and etc
3. The creation of a new reserve resulting from
 - Social or commercial needs which cannot be met by other means other than creating an ATR status
 - Provincial land offerings or return of unsold surrendered land
 - Need for land for a landless First Nations community or to relocate a First Nations community.

It is important that a First Nations community is prepared to satisfy one of these criteria and has a valid reason or purpose to creating an ATR with in an urban centre.

There are Three Phases to the process:

1. Phase 1 Planning, Initiating the Band Council Resolution
2. Phase 2 Development from Initiating BCR to final approval
3. Final Approval

Phase 1 Planning, Initiating the BCR

The First Nations Community must provide the following information:

- Policy Justification Category: Must justify the reasoning for creating an ATR, under one of the three categories listed above
- What the current and proposed land will be used for
- Whether the land is rural or urban
- Complete description of the land
- Whether any offer of purchase is made to the owner
- Any agreements that apply to the ATR, such as a specific claim, or treaty entitlement.
- Name of registered owner(s) of the land shown on the legal title.
- If any mineral rights are to be included
- Complete information of 3rd party interests, such as current leases that may affect the land purchase
- An estimate of costs and sources of funding
- Environmental information regarding the land
- Any contentious issues
- A communications plan for informing members of the First Nations community (available in appendix)
- Information regarding negotiations between local municipality and the province

The First Nations community will send this information to INAC with the band council resolution (BCR), requesting land be set aside for reserve status.

Phase 2, Development

First Nations in partnership with INAC will complete the following steps:

- Development of a communications strategy, for the purpose of informing the community at large of the proposal
- Identify any environmental concerns, for example clean up of toxic waste
- Land Appraisal, to determine Fair Market Value of the Land
- A legal survey for the land if the land has not been surveyed or does not have suitable records for Canada Lands survey records

Communicating with the municipality/province is a **key point in the process**.

The First Nations community must develop a contract or an agreement with the municipality and/or province in:

- Tax loss compensation, with the urban centre will be negotiated. The urban centre will be compensated, as it will have a loss in potential tax revenue from the ATR.

- Zoning laws will need to be addressed
- By Law application
- Payment of services such as road, sewer, water and any service agreements will need to be negotiated

Important Note: Municipality and province may not veto the proposal

- Other Concerns must be addressed as needed
- First Nations must make all reasonable attempts to identify and address any concerns
- Written documentation must be submitted from the urban centre and/or province indicating consultation has occurred.

INAC will then review all the necessary information and documents and will formally request reserve status be granted.

Benefits To First Nations of Expanding Reserve Land

- Economic Development, provides land and resources for commercial development
- Potential employment opportunities for First Nations people
- Land available for housing initiatives and other community needs

Potential Obstacles:

- A lack of communication between parties, (e.g. First Nations community and INAC) will result in a lengthy process
- Lack of communication between the First Nations community and the municipality and or province. In particular, the issue of service agreements and tax compensation may be a large obstacle to the process
- Third party interest in the land such as current leases and interests on the land could lead to potential delays.
- A justification for creating a reserve status for the land is required. For example, could social or commercial purposes be met with the acquired land and not having to convert it to reserve status?
- Insufficient funding

There is also a communications tool kit provided by INAC to aid in developing an effective communications strategy for a First Nations community in acquiring additions to reserves.

Within the Tool Kit, Appendix 1 there is a step-by-step procedure of acquiring ATR status. In addition there is a schedule B and C checklist to be filled out in acquiring the ATR status.

This may be available at an INAC regional office or online at http://www.ainc-inac.gc.ca/pr/pub/atr/atr04_e.html

Property management

For a potential housing project owned by the community and rented or leased to community members, a property manager is needed for the management of the assets.

A course in property management is available through the Saskatchewan real estate association. The course involves four distinct phases towards the completion of a course within property management.

“The course itself recognizes the unique requirements of property managers, tenants and landlords in an increasingly sophisticated marketplace and focuses in on property management skills and knowledge.”(Saskatchewan Property Management) Material covered includes an overview of property management, the law and property management, leases and tenancy agreements, property management accounting, management and administrative procedures, physical and operational property management professional conduct and the property management plan.

The complete application and fees is attached with this document, in total, registration for the class and books of all the phases combined is approximately \$2,934.73.

Each phase may actually be completed in a time period of 60-90 days with the maximum time allotted of one year for each phase. However after phase three, the individual is required to work with a firm for about 2 years in order to be able to obtain his/her brokers license, and be able to work independently. Therefore in order to train an individual within property management, specifically for a project regarding urban first nation residential project will require at least 3 years.

An alternative option is to form a partnership with an existing property management group and acquire their services for the management of the asset. An example would be Cress Housing. The organization specializes in property management, such as renting units, bookkeeping, and maintenance of the unit. The firm charges a fee of 5% of gross revenue of the complex.

Resource List

Home Ownership Resources

1. Bridges and Foundations is a research initiative focusing on Aboriginal housing issues. It has also worked to build relationships between Aboriginal groups and Non-Aboriginal groups to develop strong communities and quality affordable housing.

Bridges and Foundations Jacinthe Taylor 665-2540

2. The Affordable New Home Development Foundation has established a homeownership program for low to moderate-income families that are interested in purchasing a home.

Affordable New Home Kristina Johnson 477-4034
Development Foundation Keith Hanson 652-6161

3. Saskatoon Housing Initiative Partnership provides business planning and other advice to help get home-ownership projects financed. SHIP also acts as a facilitator of partnerships.

Saskatoon Housing Initiatives Brenda Wallace 934-1711
Partnerships (SHIP)

Funding Resources

4. The Saskatchewan Housing Corporation can provide funding to organizations willing to sponsor or develop affordable housing for rent or ownership through the Centenary Affordable Housing Program (CAHP).

Saskatchewan Housing Robb Watts 933-8413
Corporation

Mortgage Insurance

5. Canada Mortgage Housing Corporation is the primary provider of mortgage insurance in Canada. This insurance is usually arranged by a lender.

Saskatchewan Jacquie Bevill 975-6560
Corporate Representative

6. GE Capital is a private sector mortgage insurer. This insurance is also usually arranged by a lender.

Saskatchewan Rep.	Dana Szafron	222-0802
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Lending Institutions

7. Some Saskatoon banks have previously worked with housing cooperatives and low to moderate-income families in establishing homeownership. They also have expertise in financing rental accommodation.

Saskatoon Credit Union	Martin Chicilo Community Development Manager	934-4052
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Bank of Montreal	Al Taylor Residential Mortgage Manager	934-5702
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St. Mary's Credit Union		382-1177
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Property Management Companies

8. The following are Property Management Corporations. Cress Housing provides affordable and adequate housing for First Nations persons in the city of Saskatoon. Cress is also working on other strategies including home ownership as potential solutions in addressing the housing shortage facing the urban First Nation community.

Cress Housing	Barry Downs	244-7747
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Orange Property Management		664-1650
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Saskatoon Real Estate Services	Don Sylvester	978-6688
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Construction Firms

9. The following organizations have experience working with non-profit organizations in constructing affordable housing.

Northridge Development Corporation	Walter Mah, President	242-2434
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Wolfe Construction	Michael Chyzowski VP Finance	244-3717
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Land Developers

10. The following are the major developers of land within Saskatoon

City Of Saskatoon	Lorne Sully, City Planning	975-2645
Dundee Development	Don Armstrong Vice-President	374-6100

Business Planning/Project Development Consulting

11. Saskatoon Housing Initiative Partnership provides business planning and technical assistance to proponents of affordable housing projects. SHIP also acts as a facilitator of partnerships.

Saskatoon Housing Initiatives Partnerships (SHIP)	Brenda Wallace	934-1711
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Survey

Bridges and Foundations and the Muskeg Lake Cree Nation developed the survey issued within this project. The survey issued was the following:

Name: (optional)

Part 1: Family Information

1. How many people (adults & children) live in your home? _____
2. Please fill out the following table (with Person #1 being yourself). This will provide us with a profile of the people living in your home.

Person #	Relationship to Person #1 (Spouse, son, daughter, sister, brother, aunt, uncle, etc.)	Age	Occupation	Highest Level of Education *(see categories below)
1 (Person A)	Me			
2 (Person B)				
3 (Person C)				
4 (Person D)				
5				
6				
7				
8				

- 1 – Grade school (1 – 8)**
- 2 – High School (9 – 12)**
- 3 – Technical/business school/vocational school (Diploma, certificate, trade certificate, etc.)**
- 4 - University**
- 5 – University post-graduate**
- 6 – Other (please specify)**

PART II: Where You Live

28. Where do you live?

- City
- Town
- Rural
- On Reserve

29. How long have you lived there?

- Less than 1 year
- Between 1 and 2 years
- Between 2 and 3 years
- Between 3 and 4 years
- Between 4 and 5 years
- More than 5 years

30. In the last 5 years, how many times have you changed your address (i.e. moved to a different home)?

- None —————> Go to Question # 7
- Once
- Twice
- Three
- More than three times

31. What were your reasons for moving? (Select all that apply to you)

- Previous home(s) too small
- Home(s) in poor condition (not maintained)
- Moved to a better home
- Monthly cost too high
- Wanted to be closer to shopping or other services
- Wanted to be closer to work
- Wanted to be closer to university/college etc.
- Wanted to be closer to schools
- Wanted to be closer to public transportation
- Wanted to be closer to family
- Neighbourhood(s) unsafe
- No Cultural Diversity
- Changes in the family
- Other _____

32. What type of home are you currently living in?

- Single house
- Duplex
- Townhouse
- Apartment
- Basement Suite
- Other _____

33. Are you satisfied with your current living accommodations?

- Yes
- No 

34. Why not? (Select all that apply to you)

- Too small
- Poor condition (not maintained)
- Home is too expensive
- Not close to shopping or other services
- Not close to work
- Not close to university, college, etc.
- Not close to schools
- Not close to public transportation
- Not close to family/friends
- Neighbourhood unsafe
- No Cultural Diversity
- Other _____

35. Are you planning to move in the future?

- Yes
- No 

36. Approximately when? _____

37. Why are you planning to move in the future?

PART III: Housing Wants and Needs

Please answer Question # 11 **OR** # 12.

38. If you RENT, why? (Select all that apply to you)

- Short-term stay (less than a year)
- Want the flexibility of being able to move when I want
- Don't want the responsibility of home ownership

- Can't afford to buy the type of home I want
- Unable to obtain a mortgage
- Feel uncomfortable dealing with the banks
- Other _____

39. If you OWN your home are you satisfied?

- Yes
- No

(a) Why not? (Select all that apply to you)

- Too small
- Poor condition (not maintained)
- Not close to shopping or other services
- Not close to work
- Not close to university, college, etc.
- Not close to schools
- Not close to public transportation
- Not close to family/friends
- Neighbourhood unsafe
- No Cultural Diversity
- Other _____

40. If there were a program to help you buy a home, would you be interested in learning about it?

- Yes
- No

41. If you were buying a home, please indicate your top 3 choices of the type of home you would like. For example, put number "1" beside your first choice, number "2" beside your second choice, down to number "4" as your last choice.

- _____ Single House
- _____ Duplex
- _____ Townhouse-style condominium
- _____ Apartment-style condominium
- _____ Trailer

42. If you require a wheelchair accessible home, please check this box

43. How many bedrooms do you need?

- 1
- 2
- 3
- More than 3

44. If you were buying a home, please indicate what is most important to you in terms of location and other factors (indicate your top 3 choices). For example, put number "1" beside your first choice, number "2" beside your second choice, and number "3" beside your third choice.

- _____ Safe neighbourhood
- _____ Close to work
- _____ Close to university, college, etc.
- _____ Close to public transportation
- _____ Close to shopping or other services
- _____ Close to schools
- _____ Close to family / friends
- _____ Cultural diversity
- _____ Other _____

Part IV: Financial Information

45. What is the TOTAL (from yourself and your spouse and anyone else living with you) annual income for your household (before any taxes)?

- Below \$12,000
- \$12,000 to \$18,000
- \$18,000 to \$24,000
- \$24,000 to \$30,000
- \$30,000 to \$36,000
- \$36,000 to \$42,000
- Over \$42,000

46. What type of employment?

Person A

- Full-time
- Part-time
- Seasonal
- Not Employed
- Other _____

Person B

- Full-time
- Part-time
- Seasonal
- Not Employed
- Other _____

Person C

- Full-time
- Part-time
- Seasonal
- Not Employed
- Other _____

Person D

- Full-time
- Part-time
- Seasonal
- Not Employed
- Other _____

47. What kinds of assets do you have?

- Home
- Land
- Personal Property (car, recreational vehicle, etc.)
- Savings Account or Chequing Account
- Investments (RRSP's, stocks, bonds, GIC's, etc.)
- None
- Other _____

48. What kinds of debts do you have?

- Car loan/lease
- Student loan
- Credit cards
- Personal loan
- Personal line of credit
- Other _____

49. Adding all your debts together, what is your total monthly debt payment?

- Less than \$100
- \$100 to \$300
- \$300 to \$500
- \$500 to \$700
- Over \$700

50. How much are your family monthly housing expenses (rent or mortgage + utilities)?

- \$300 to \$500
- \$500 to \$700
- \$700 to \$900
- Over \$900

51. Are you currently able to obtain credit (credit card, loan, mortgage, etc.)?

- Yes
- Have never applied for credit
- No

(a) Why are you not able to obtain credit?

- Bad credit history
- Have declared bankruptcy
- Don't have a high enough income
- Other _____

Part V: Affordable Housing Program for Employees of the Federation of Saskatchewan Indian Nations (FSIN)

52. Would an information session (or sessions) that explains the process of buying a home be of interest to you (benefits of home ownership, responsibilities of home ownership, how mortgages work, managing your finances, etc.)?

- Yes
- No

53. If an information session (or sessions) were offered, how would you like the information to be delivered?

- Meeting(s)
- Website
- Mentors
- Self-study
- Mail
- Video
- Other _____

54. How do you think an affordable housing program should be funded?

- Grant
- Preferential Loans
- Co-op support
- Other _____

55. Are there any other housing initiatives you would like to see? If so, what?

56. Would you like a copy of the results of this survey?

- Yes
- No

(a) How would you like these results to be delivered?

- Mail
- Meeting
- Website
- E-mail
- Other _____

A Summary of the Survey:

A survey was administered to First Nation candidates who would fit the target profile of potential homeowners based on employment and low to moderate income. The survey was sent to all FSIN , S.I.G.A. and Peace Hills Trust employees. In all there were 30 respondents to the survey. The survey focused on current housing conditions, household income, expenses and housing needs. The results of the survey indicated many individuals are able to afford the monthly mortgage payments, however, have too high a debt and poor credit history to obtain a mortgage from a lending institution.

With in the sample group,

- 90% of the individuals had expressed an interest on an information session or program that would aid them in acquiring homeownership.
- Approximately 75% of the individuals were currently not satisfied with their current accommodations,
- 85% have expressed a desire to move into another accommodation with in the near future.
- Current average house size of individuals who filled out survey 3.95
- 95% of the respondents have requested 3 or more rooms for their accommodation
- The most important factor indicated by individuals when selecting a home, was
 - a) a safe neighbourhood, b) being close to a school
- 90% of the respondents would prefer to buy a single house, 40% of the individuals would be interested in a town house.
- Of the candidates, 80% had a household income of over 30,000, while 70% of the individuals would potentially qualify for funding from the centenary affordable housing program. (income under \$39,500)

A major barrier to homeownership was the ability of many to obtain credit, due to the fact they had a poor credit history.

- Approximately, 71% of the individual who could not obtain credit, mentioned a bad credit history as to the primary reason.
- 70% of the respondents indicated they have a debt load of greater than \$700, which would be a barrier as well.