



**MINUTES OF SPECIAL COUNCIL MEETING
Thursday, December 8, 2020**

ATTENDANCE

PRESENT

MAYOR	Hillary Deneron
COUNCILORS	Julia Capot Blanc
	Kathie Hardisty
	Eva Hope

ABSENT

DEPUTY MAYOR	Cathy Kotchea [with notice]
COUNCILOR	Herbert Berreault [without notice]
	Colin Woehl [with notice]

STAFF Senior Administrative Officer	John W. McKee
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NWTHC – Community Housing Planner – Janelle Derekson
Housing Stability – Margaret Bell

The Chairperson (Mayor) took the chair and called the meeting to order at 6:12 pm.

ADOPTION OF AGENDA

Council reviewed the meeting agenda without changes.

MOTION 2020-89

That the agenda for the special meeting of December 8, 2020 be approved as presented.

Moved:	Kathie Hardisty
Seconded:	Eva Hope
Carried.	

DECLARATION OF INTEREST

No conflicts of interests were declared.

ADOPTION OF MINUTES

Council reviewed the minutes for the previous meeting and an error with motion 80 and a spelling error was noted.

A small, handwritten mark or signature located in the bottom right corner of the page.

MOTION 2020-90

That the minutes of the meeting of November 19, 2020 be approved with the correction of the two errors noted.

Moved: Kathie Hardisty
Seconded: Eva Hope
Carried.

FORT LIARD HOUSING PLAN

Janell Derekson – Community Planner Northwest Territories Housing Corporation reviewed the Fort Liard Housing Plan and timeframe from April 2019 to August 2019.

Considerable discussion throughout the presentation. A large discrepancy noted on the available and buildable lots.

Review of priorities and actions – noted that GSO not the right person for responsibly noted on action plan.

Other discussion

Home ownership and understanding maintenance – not all people want home ownership – need support to become good tenant or owner – what is the role of the Local Housing Authority.

Facilitator will make changes and send plan back for council approval.

ADJOURNMENT

MOTION 2020-91

That the meeting of December 8, 2020 be adjourned.

Moved: Julia Capot Blanc
Seconded: Eva Hope
Carried.

The meeting adjourned at 7:56 pm.

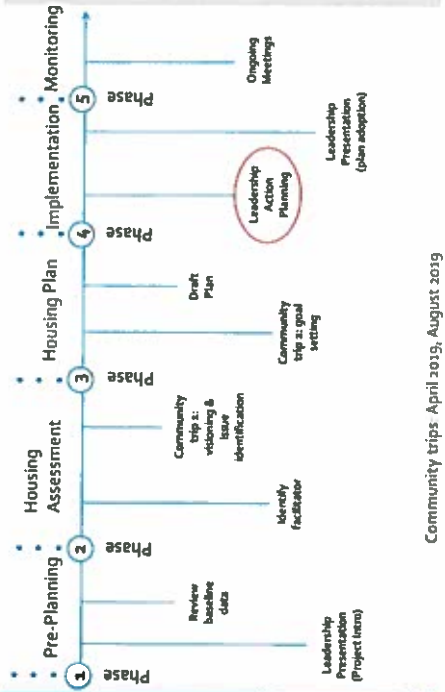


Hillary Deneron
Mayor



John W. McKee
Senior Administrative Officer

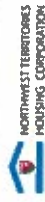
Where are we now?



Fort Liard Housing Plan

Housing Plan Highlights

Northwest Territories Housing Corporation
 December 7th, 2020



Housing conditions

In 2019, a Community Needs Survey was completed with 161 Fort Liard households.

About **53%** of households (86 homes) have a housing problem, meaning they had an issue with suitability, adequacy, or affordability.



24 homes said they did not have enough bedrooms or space for their families.



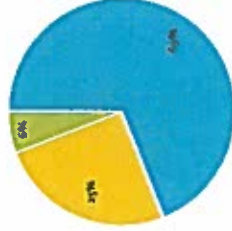
71 homes said that their houses had things that needed fixing, such as their toilet or taps.



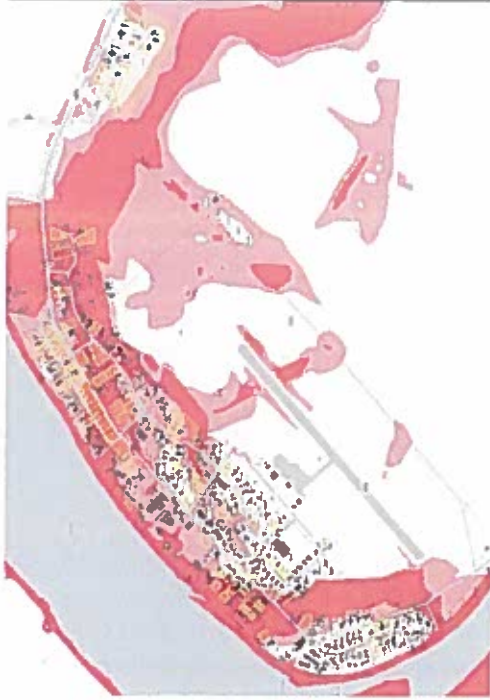
9 homes said that things like their rent, lights, fuel, water, and other costs are not easy to pay for.

What have we learned?

Fort Liard Housing Supply



- The housing supply is 69% (150 units) Private Market, rented or owned.
- The NWTHC has about 25% (55 units) of the housing.
- About 6% (13 units) of the housing in Fort Liard is staff units.



Legend

- Surveyed Parcels
- Building Footprints
- Flood Risk Areas
- Floodway Floodway
- Fringe
- Vacant Lot
- Partially Vacant Lot (shed or encroachment)

Total Vacant Lots - 108
 Vacant Lots in Floodway - 65
 Vacant Lots in Partial Floodway - 21
 Vacant Lots not in Floodway - 22
 Shed or encroachments - 18
 Shed or encroachments - 4

GNWT, Department of Lands
 Atlas Mapping Tool
 Flood Maplets originally produced in 1987

Future Housing Considerations

- There are approximately 18 vacant residential lots that are not in flood risk areas that do not have any structures (shed or encroachments).
- There are approximately 6 vacant units that are not in flood risk areas that could be repaired or redeveloped.
- If developing additional land is pursued, the community will need to consider the burden on services. With land claim negotiation ongoing, a boundary expansion is not possible.
- New housing development should consider community circumstances, such as high unemployment and low average family income.

Future Housing Considerations

- The total population is expected to decline by 1.9 people by 2035.
- The elder population is expected to increase by 53 elders over the next ten year.
- Current housing needs include:
 - the redevelopment of housing in flood areas, and
 - new housing to reduce crowding and provide alternative options (target elders and single individuals).
- Change in the economic situation could result in the need for more housing in the future.



Legend

- Surveyed Parcels
- Building Footprints
- Vacant Unit, Private
- Vacant Unit, NWTHC
- Vacant Unit, GNWT

Total Vacant Units - 20
 Private - 18 (4 not in floodway)
 NWTHC - 1 (1 not in floodway)
 GNWT - 1 (1 not in floodway)

GNWT, Department of Lands
 Atlas Mapping Tool

Homeowners

Stats:

- The median shelter (housing) cost is \$695
- 33% of homeowners have a mortgage
- The unemployment rate is 32.5% (2016)

Some challenges discussed:

- Many houses are in poor repair and getting worse with time
- Many homeowners need support with legal documents & paperwork
- There are limited maintenance people to do repairs and the cost is high
- Current repair programs are not accessible for people over the income threshold or who have outstanding arrears

Renters

Stats:

- The median shelter (housing) cost is \$850
- 58% of people who rent live in subsidized housing.
- The NWTHC has 34 public housing units, 9 HELP units, 10 Market units
- The Development Corporation has some rental units

Some challenges discussed:

- Not enough housing for singles and young families
- Many adult kids living with parents or grandparents
- Public housing rules limit lifestyle (no dogs, home based business)

Community Discussions

Community Event	Who	# of people
Joint Council Meeting	Hamlet (8) & ADKFN (3)	11
Community Tours	District Director, LHO Manger, Community Member	3
LHO Board Meeting	Staff & Board Members	6
Focus Group Discussions	Service Providers, Elders, Community Members	23
School Sessions	Youth (grade 4-5 and High school)	18
Home Visits	Community Members	4
One-On-One Discussions	Hamlet Staff, ADKFN Staff, ADK Holdings CEO, Health Center Staff, Echo Dene School staff, RCMP	7
Workshops	Community Members	13
Total Participants		95 participants

"Housing conditions are getting worse."

"No one told the elders when they moved on that they need home insurance."

People without housing

Stats:

- There are no supportive housing options
- There are 18 households waiting for public housing (October 2020)
 - 11, one-bed
 - 5, two-bed
 - 1, three-bed

Some challenges discussed:

- Overcrowding and couch surfing is common
- There are many people struggling with additions
- Some people live in the bush or cabins without power or water

Review Housing Priorities

1. Support new and existing homeowners through education and home maintenance.
2. Create more rental options for singles.
3. Create pathways to housing and healing for people without housing.

"Across the board there needs to be more units."

"The community needs options for singles."

"People don't have a place to stay so they cram into houses and then drink or do drugs to deal with the stress of it."

"People live in the bush with no running water, power or heat because they have no housing."

PRIORITY	TARGET	GOALS	ACTIONS	TIMELINE (Years 1-5)					LEAD	PARTNERS	RESOURCES
				Ongoing	1	2	3	4			
Create affordable rental options for singles	Develop 10 new units	Invest in tenant education	Encourage damage prevention and provide information on the Residential Tenancy Act	✓							
		Build affordable options for single people	Build an apartment or living up pre-made homes	✓							
		Create a navigator position	Create a sweat equity program to build tiny homes	✓							
		Reduce housing policy barriers	Bring someone to balloon between the ADIFM, Hamlet, and NWTHC to support people to access housing and information for people in private housing	✓							
			Bring forward suggested policy changes (e.g. cap arrears, option for stable rent not based on income, consider case-by-case flexible approach)	✓							

PRIORITY	TARGET	GOALS	ACTIONS	TIMELINE (Years 1-5)					LEAD	PARTNERS	RESOURCES
				Ongoing	1	2	3	4			
Support housing education and maintenance	Repair 65 houses	Increase homeowners' knowledge and skills (ie. basic home maintenance, financial management, home insurance, mortgage, and tax)	Host workshops on homeownership skills	✓							
		Provide resources for homeowners	Organize a community group of homeowners (share information together)	✓							
		Invest in local trainings/skills	Develop a list of local skilled people • Look into an appliance patching program • Do an assessment on the repair status of private homes (start with elders) • Hire more maintenance workers at LMO (apprenticeships) • Consider having "on call" staff for emergency repairs	✓							

Review and Next Steps

- Next steps:
 - NWTHC to meet with Hamlet
 - Present final action plan for approval
 - Consider a joint committee to monitor plan implementation

PRIORITY	GOALS	ACTIONS	TIMELINE (Years 1-5)					LEAD	PARTNERS	RESOURCES
			Ongoing	1	2	3	4			
Create pathways to housing and healing for people without housing	Take a client-centered approach	Provide sensitivity training for service providers	✓							
	Develop treatment programs	Secure program information is up to date and easy to access Create an inter-agency group to increase service coordination Build on programming available at the "Cohousing House" Develop on the land programs	✓							
	Create a supportive housing program	Develop a support building program plan (ie. eligibility, partner organizations, support workers)	✓							

APPENDIX A

FORT LIARD HOUSING ACTION PLAN

What is an Action Plan?

The purpose of the Fort Liard Housing Action Plan is to ensure the community housing priorities, goals, and actions established through the Community Housing Planning process are tracked, monitored, and include up to date information. The Action Plan represents a living document, which is updated and changed over time as actions are undertaken and progress is made.

There are three priorities, 10 goals, and 16 action items identified in the Fort Liard Housing Plan, which have been reviewed by the ADFNH and the Hamlet of Fort Liard. The chart below outlines the priorities, goals, and actions based on a five-year timeline. Targets appearing next to the priorities in this Action Plan are estimates based on best-known and available data at the time of planning.

How is the Action Plan Implemented?

This Action Plan provides high-level descriptions of each action, more details should be discussed between relevant partners to set out the scope and responsibility. Partners may include other levels of government, business, industry, and community groups. In order to move action planning along, it is recommended that project leads are established to address each action and meetings are set regularly to discuss progress. For the first year, it is recommended that the ADFNH and the Hamlet focus on actions that are achievable within their existing resources. Additional financial resources to complete actions may come from multiple sources such as regional government contributions, GRWT programs, or federal government initiatives.

How is the Action Plan Monitored?

The NWTHC is committed to monitor the Fort Liard Housing Plan alongside the ADFNH and the Hamlet. It is recommended that the ADFNH, the Hamlet, and NWTHC meet annually to discuss the status of each action and updates to Action Plan chart.

PRIORITY	TARGET	GOALS	ACTION	TIMELINE (Years 1-5)					LEAD	PARTNERS	DATE INITIATED	STATUS
				1	2	3	4	5				
Create affordable rental options for single	Develop 10 new units	Invest in tenant reduction	Build affordable housing for singles						GRWT	GSO Housing Manager		
			Create a repair program						ADK Holdings	ADK Holdings NWTHC		
			Reduce housing policy barriers						ADK Holdings (more partners)	ADK Holdings NWTHC		
			Encourage damage prevention & provide information on the Residential Tenancy Act	✓					GRWT	GSO		
			Build an apartment or bring up pre-made homes						ADK Holdings	ADK Holdings NWTHC		
			Create a smart security program to build dry homes						ADK Holdings	ADK Holdings NWTHC		
			Use schemes to liaison between the ADFNH, Hamlet, and NWTHC to support people to access housing and information						GSO	GSO (more partners)		
			Bring forward suggested policy changes to GRWT housing policy options for stable rent based on income, consider case-by-case feasible approach						ADK Holdings	ADK Holdings NWTHC		

* Target number based on Fort Liard housing website (as of March 2020). This is an estimated number, based on the best information available at the time of planning. The number does not capture the full extent of the need but provides an achievable measure to start addressing the problem.

PRIORITY	TARGET	GOALS	ACTIONS	TIMELINE (Years 1-5)					LEAD	PARTNERS	DATE INITIATED	STATUS
				1	2	3	4	5				
Support homeowners through education and maintenance	Reach 65 Home?*	Increase homeowner knowledge and skills	Host workshops on homeownership skills (i.e. basic home maintenance, local management, home insurance, mortgage, and tax)	✓					Govt Service Officer (GSO)	GRWT service providers, NWTHC		
			Provide resources for homeowners						GSO			
			Organize a community group of homeowners (to share information together) <ul style="list-style-type: none"> Develop a list of local skilled people Look into an appliance purchasing program Do an assessment on the repair status of private homes (start with others) 						ADK Holdings / NWTHC	NWTHC (GCH forms)		
			Invest in local training/IEBS									
			Consider having "on call" staff for emergency repairs									

* Target number based on Statistics Canada 2016 Census number of homes reporting major repairs. Source: Statistics Canada, 2017, Fort Liard, Hamlet (Census subdivision), Northwest Territories and Inuit Nunavut (Territories and Inuit Nunavut). Catalogue no. 98-10-0000001-00001. Released November 29, 2017.

PRIORITY	TARGET	GOALS	ACTIONS	TIMELINE (Years)					LEAD	PARTNERS	DATE INITIATED	STATUS
				1	2	3	4	5				
Create pathways to housing and health for people without housing	N/A	Take a client-centered approach	Provide sensitivity training for service providers	✓						NWPHC GNWT (for one org) NWPHC GNWT (for one org) ADEPH		
			Ensure program information is up to date and easy to access	✓								
			Create an inter-agency group to increase service coordination		✓						ADEPH	Service providers GNWT Health NWPHC
			Develop treatment programs			✓					ADEPH	
Create a supportive housing program			Develop on the lead programs									
			Develop a support housing program plan (i.e. eligibility, partner organizations, support workers)				✓			?		