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# Wahta Mohawks Comprehensive Community Housing Needs Assessment



# Who Did the Project?

## Housing Needs Assessment Technical Team:

Cory Jones, P.Eng – Project Manager

Dan Tomlinson, P. Eng. – A/ Project Manager

Matthew Commandant, Housing Coordinator

Scott Aubichon, Lands Manager

Karen Sahnatien, Lands, Housing, citizenship



# What was the Project?

Neegan Burnside Ltd. (NBL) was hired to complete a Comprehensive Community Housing Needs Assessment for the Wahta Mohawks.

This study and the resulting plan was intended to help guide development of housing solutions in the community for the next 20 years.



# What was the Project?

The ultimate goal of the project was to develop a study that showed:

- Estimate of housing needs for the next 20 years
- Preliminary identification of developable land areas, based on how much housing is needed.



# What is the Project?

The ultimate goal of the project was to develop a plan that showed (continued):

- Identification and Strategies to overcome barriers to get from now (2018) to year 20+ for Wahta's housing needs effectively and efficiently



# Why Was This Project Done?

- The community wished to be proactive in housing matters and not just be reactive to what happens at a given moment.
- The community wanted to know what gaps and barriers affect housing availability for citizenship.



# How was the Project completed?

Data that we collected and reviewed included:

- Current housing situation in the community (number of homes, age of home and occupant information)
- What options are available and what options are people interested in to address their housing needs (mortgage, rent, rent to own, etc.)
- What types of homes and residence options are needed, and when are they needed in the next 20 years? (individual units, small family, large family, retirement situation)



# What has been Completed?

- The Final Study, in draft form, is complete.
- This will be reviewed by the technical team for comments and changes.
- Community members also have an opportunity to review and comment.





# Main Results Summary

- Future population and housing projection to 2038
- Developable Areas in the Territory
- Barriers and difficulties experienced by citizens in obtaining housing in the community
- Next Steps



# Population Data

We utilized data from DISC (formerly INAC) to review historical citizen population growth rates.

The historical growth rates averaged to:

On Reserve Growth: 1.6%

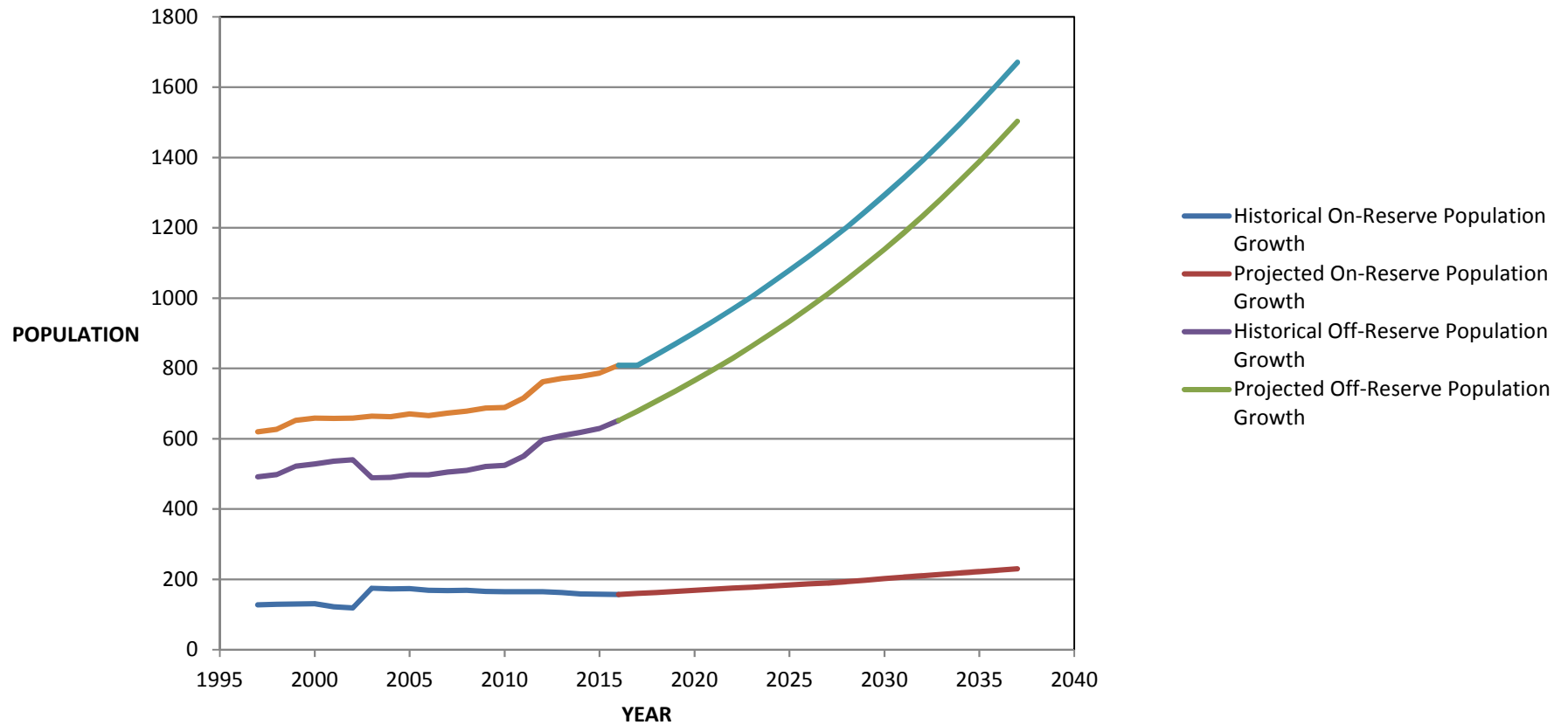
Off Reserve Growth: 4.0%

Total Citizen Growth: 3.2%



# Projected Population Growth

## POPULATION GROWTH



# Population Data

**Projected Population Growth Using Estimated % of OFF-RESERVE Membership Returning to Live ON-RESERVE**

Years	Total Beginning of Year Population	Off-Reserve Population Growth	On-Reserve Population Growth	On-Reserve Population Growth Rate Including 5% Return	On-Reserve Population Growth Rate Including 10% Return	On-Reserve Population Growth Rate Including 25% Return
2016	809	652	157	0	0	0
2021	935	797	172	212	252	372
2026	1118	972	187	236	285	430
2031	1341	1185	206	266	325	503
2036	1611	1445	226	299	371	588



# Population Data - What does the table tell us?

If there is a net gain of 5% of the people living outside of the community returning to the community, the population projection for 2037 goes from 226 people to 299. That's a difference of 32%.

If the net gain is 10%, that's 372 people or a 64% change! That's a lot of housing need!



# Number of Homes Needed

		0% Migration Rate			+ 5% Migration Rate			+10% Migration Rate		
Year	PPH	3.15	2.15	1.75	3.15	2.15	1.75	3.15	2.15	1.75
	5		0	9	27	0	28	51	9	47
10		0	16	36	4	39	65	20	63	94
15		0	25	47	14	54	83	33	82	118
20		1	34	59	24	69	102	48	104	145



# People Per Home – What Do We Know?

We have anticipated the housing mix and population on reserve to stay near 2.15 PPH.

We have allowed for a 5% Migration Rate of Off Reserve citizens back to the Reserve.



# Number of Lots to Develop

		0% Migration Rate			+ 5% Migration Rate			+10% Migration Rate		
Year	PPH	3.15	2.15	1.75	3.15	2.15	1.75	3.15	2.15	1.75
	5		0	9	27	0	28	51	9	47
10		0	16	36	4	39	65	20	63	94
15		0	25	47	14	54	83	33	82	118
20		1	34	59	24	<b>69</b>	102	48	104	145





# Wahta Mohawks

## 20 Year Housing Development Recommendations

Timeframe	Number of Lots Required	Number of Lots Recommended	Rental Units Recommended	Recommended Rental Unit Inventory	Rental Unit Construction Cost	Rental Unit Construction Cost - Total
0-10 Years	39	69	10	2 x 1 Bedroom	\$240,000	\$1,898,000
				6 x 2 Bedroom	\$1,182,000	
				2 x 3 Bedroom	\$476,000	
10 - 20 Years	30	0	8	2 x 1 Bedroom	\$240,000	\$1,925,000
				4 x 2 Bedroom	\$952,000	
				2 x 3 Bedroom	\$476,000	
				1 x 4 Bedroom	\$257,000	



# Where Can Wahta Develop?

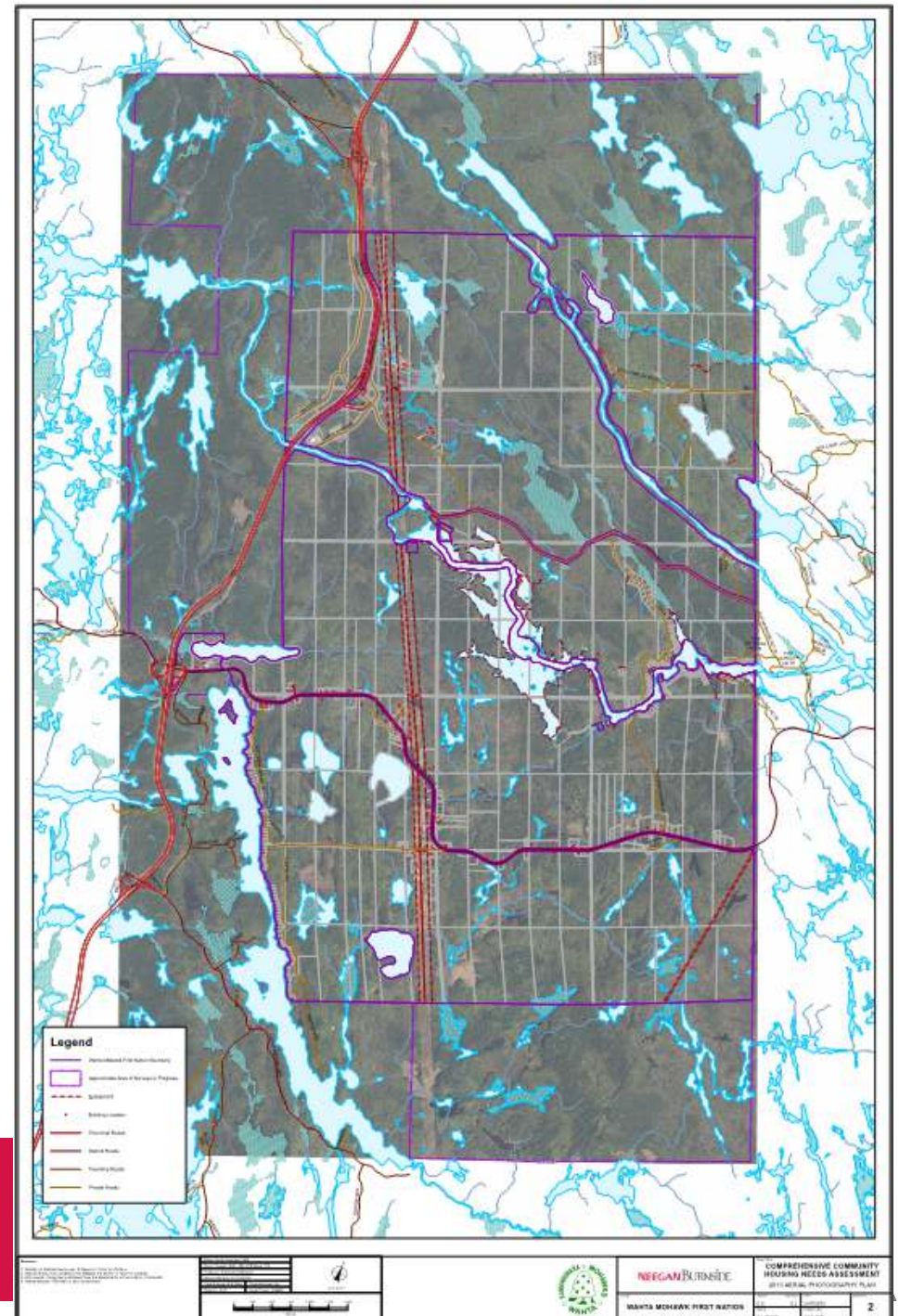
## Constraints Review:

- Suitable soil
- Topography of land
- Avoid marsh and swamp
- Avoid economic development area
- Access road and road allowance



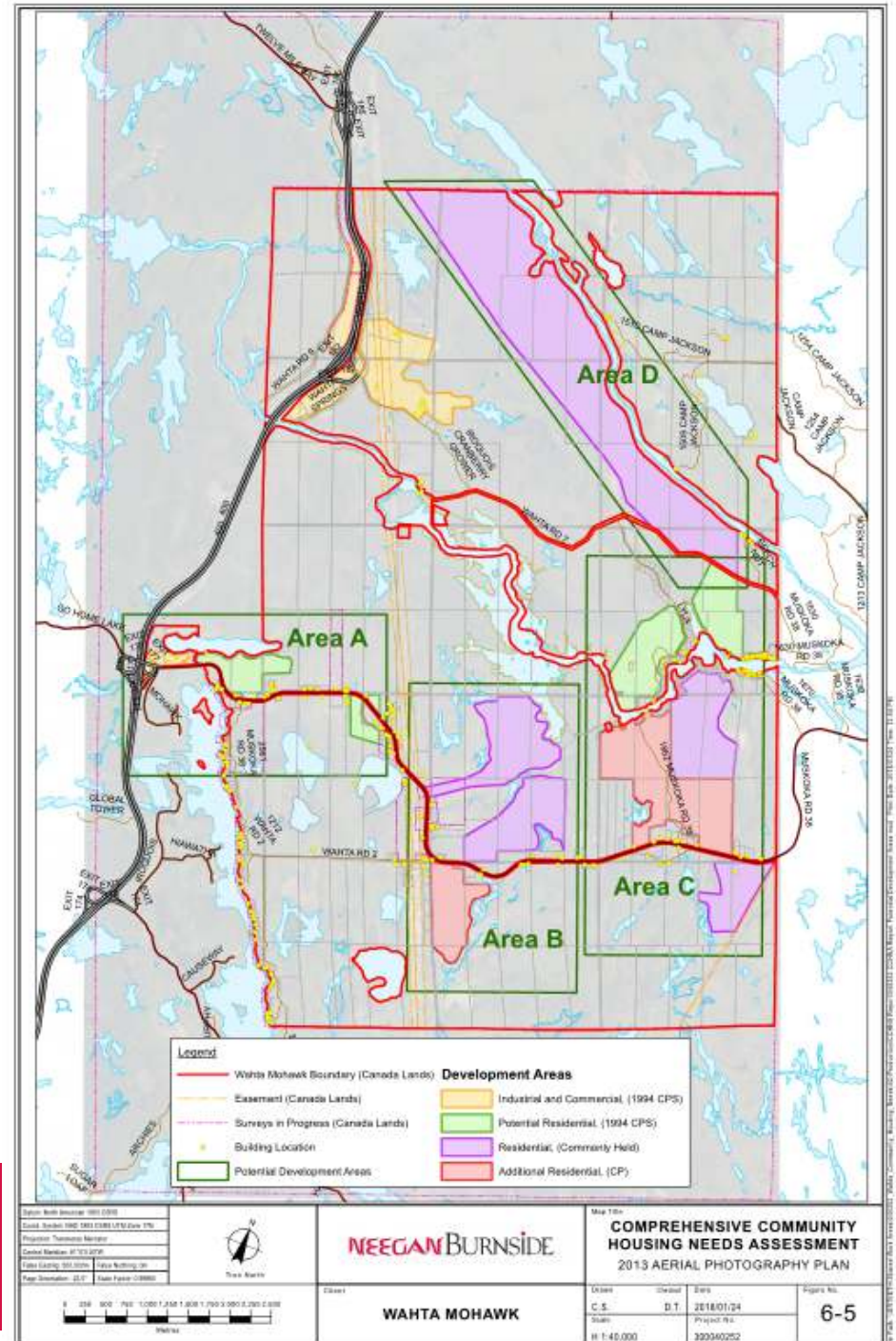
# Mapping

Satellite  
imagery  
showing  
Wahta  
community  
boundary



# Mapping

Potential areas for development.



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# Housing Barriers

**Summarized into 5 categories:**

1. Economic Barriers
2. Land Barriers
3. Social Barriers
4. Policy Barrier
5. Education Barrier



# Housing Barriers

**Economic Barrier** – related to the availability of financing and paying for a dwelling

- Working with banks/ financing authorities
- Employment



# Housing Barriers

**Land Barrier** – related to land availability and development

- Lot access
- Lot infrastructure



# Housing Barriers

**Social Barrier** – individual concerns about acceptance and support programs

- Personal relationships
- Special needs program availability





# Housing Barriers

**Policy Barrier** – Gaps in policy that are real or perceived

- This is not specific to any barrier; can exist in any facet of housing implementation



# Housing Barriers

**Education Barrier** – A lack of knowledge about existing programs

- This is not specific to any barrier; can exist in any facet of housing implementation



# Mitigation Strategies

## Development of Housing Mandate

- No current Housing Mandate
- Establishes the primary goal toward housing for the community



# Development of Housing Mandate

- Establish objectives
- Establish related policy
- This ensures there is an ongoing community direction, and identifies responsibilities of all participants.



# Mitigation Strategies

- Develop a **Community Comprehensive Plan** (identifies community goals and priorities in all areas)
- Develop a **Capital Planning Study** (identifies community priorities for infrastructure)
- Develop a **Land Use Plan** (identifies priorities and policy related to Land)



Table 8-1  
 Wahta Mohawks Comprehensive Community Housing Needs Assessment

# Implementation Plan

- Sets out best estimate of timing based on results
- Intended to be flexible and adjustable to suit needs

Implementation Plan

	Action Item	Location in Report	Duration
Year 1	Complete Housing Mandate, Housing Objectives and Housing Policy	Section 2.2	1 Year
	Implement policies to meet Community Objectives and Mandate	Section 2.3	Ongoing
	Update/revise a new Comprehensive Community Plan	Section 2.3	2 years
	Develop an updated Capital Planning Study	Section 2.3	1 Year
	Update/revise a new Land Use Plan/ Develop Land Policy	Section 2.3	1.5 Years
	Review employment opportunities through Economic Development	Section 2.1	Ongoing
	Complete and implement alternative financing options	Section 2.3	Ongoing
	Identify areas for creating 0% building lots	Section 6.2	6 months
	Survey 0% building lots		6 months
	Identify areas for first group of building lots to be occupied		2 months
Review lot demand for primary dwelling needs (Rental and Ownership)		2 months	
Implement development of new lots as necessary for 0 to 5 year target		6 months to 3 years, dependent	
Year 2	Review number of building lots occupied		1 month
	Review progress of CDSS and adjust future development as necessary to match needed need	Section 2.7, Section 6.2	2 months
	Implement development of new lots as necessary for 5 - 10 year target		6 months to 3 years, dependent
	Review Housing Mandate and assess success and improvements required		2 to 6 months
	Review housing-related programs for success and improvements		6 months
Year 3	Review number of building lots occupied		1 month
	Review progress of CDSS and adjust future development as necessary to match needed need	Section 4.7, Section 6.2	2 months
	Implement development of new lots as necessary for 10 - 15 year target		6 months to 3 years, dependent
Year 10	Review and adjust Capital Planning Study as necessary		6 months
	Review Land Use Plan		6 months
	Review Housing Mandate and assess success and improvements required		2 to 6 months
	Review housing-related programs for success and improvements		6 months
Year 15	Review number of building lots occupied		1 month
	Review progress of CDSS and adjust future development as necessary to match needed need	Section 4.7, Section 6.2	2 months
	Implement development of new lots as necessary for 15 - 20 year target		6 months to 3 years, dependent
Year 15	Review Housing Mandate and assess success and improvements required		2 to 6 months
	Review housing-related programs for success and improvements		6 months
Year 18	Update and review CDSS		8 months
	Update and Review OPS		1 year
Year 19	Implement development of new lots as necessary for 20 - 25 year target		6 months to 3 years, dependent
Year 20	Review and update Land Use Plan		6 months to 1 year
	Review Housing Mandate and assess success and improvements required		2 to 6 months
	Review housing-related programs for success and improvements		6 months



Review progress of CDSS Initiative  
 Is the production program representative of what is happening?  
 Review of future need (do we need more rental units)?  
 Review building lots (do we need rentals of different types?)

Review Housing Mandate evolution  
 Are we successfully meeting the Mandate?  
 Are the Policies and Objectives successfully supporting the Mandate?  
 What is working well?  
 What improvements can we make?

CD Development Initiative  
 Let survey (if not completed independently at the start)  
 Plan for road access  
 Plan for utility expansion (power, telephone)  
 Identifying and Accessing Design Funding  
 Identifying and Accessing Construction Funding  
 Note that the duration of CD development implementation will be variable based by location/program



# Project Recap

## **Lot Development:**

A total of 69 lots are forecasted. This is based on estimates and can be reviewed and adjusted as time proceeds.

## **Land Development:**

There are many areas within the current Territory that can be considered for lot development.



# Project Recap

## **Barriers:**

Citizens experience a number of barriers in returning to the community and to obtaining a home.  
(Economic, Land, Social, Policy and Education)

## **Mitigation:**

A number of technical documents and a Housing Mandate will help the community overcome the barriers.





# Project Recap

## Implementation Plan:

The key is to plan for the future, but also plan to be flexible to absorb the actual events that may occur.



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**Thank You!**

