



# Housing Q&A

## Building homes on our land for our people

Skwxwú7mesh  
Úxwumíxw







# Contents

	<b>Introduction</b>		4
A	<b>Housing Programs</b>	1 What are the current and future housing needs for Members? 2 What housing programs are currently available? 3 What are the different housing types and supports being developed or planned? 4 What housing options are available for youth and people in other life phases?	5 5 5 6
B	<b>Safe and Affordable Housing</b>	5 What is affordable housing? 6 How do we create safe, healthy, and inclusive environments in our affordable housing?	7 8
C	<b>Housing Lists and Allocation</b>	7 How do the different housing lists work? 8 How has the housing list for single detached homes evolved? 9 How are single detached homes allocated? 10 How many single detached homes have been allocated and built in the last 10 years? 11 What kind of changes could be made to the single detached housing list?	9 9 10 11 12
D	<b>House Construction</b>	12 How much does it cost to build houses and how is home construction funded? 13 How are single detached homes built? 14 Is Skwxwú7mesh Úxwumixw housing built to code? 15 Can Members transform their homes from a single detached home to a duplex?	13 13 14 14
E	<b>House Maintenance</b>	16 Who is responsible for maintaining single detached homes built by Skwxwú7mesh Úxwumixw? 17 How are renovations and maintenance requests prioritized by Nexwsp'áyaken ta Úxwumixw?	15 15
F	<b>Homeowner Rights</b>	18 Should Members be allowed to rent their Úxwumixw homes to non-members? Should rental homes be charged property taxes, service fees, etc.? 19 How can homes be purchased and financed on- and off-reserve lands? 20 What are Members' home ownership rights on-reserve? 21 What happens if someone passes away?	17 17 18 18
G	<b>Contacts and Engagement</b>	22 Who is responsible for Skwxwú7mesh Úxwumixw housing? 23 How can Members provide input on housing strategies and decisions?	19 19
		Table 1: Current Housing Programs Table 2: Future Housing Programs	20 22



# Introduction

To continue the proud tradition of building homes on our land for our people and meet the Skwxwú7mesh Úxwumixw (Squamish Nation) strategic vision of housing every Skwxwú7mesh Member within a generation, Nexwsxwníwntm ta Úxwumixw (Council) has requested that the Housing Policy be updated. Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects), Ts'ixwts'ixwnítway (Member Services), Nexwsp'áyaken ta Úxwumixw (Community Operations), and Hiýáñ Housing are working in partnership to update the Housing Policy.

The Nexwsxwníwntm ta Úxwumixw Housing Advisory Committee has reviewed the Housing Policy and suggested changes to improve the policy. Engagement sessions were also held with Members in February 2022 to gather input on the Housing Policy and a number of questions about housing were identified at the engagement sessions.

The purpose of this document is help answer those questions and ensure that this information is available to all Members. It is also intended to help inform further engagement sessions that are being planned where Members will be able to provide input on a range of housing issues, such as how the housing list is managed, how homes are allocated, how rental homes are managed, etc.

The document consists of questions and answers grouped by themes, which are listed in the table of contents.

# Housing Programs

## 1 What are the current and future housing needs for Members?

The Úxwumixw currently has 4085 Members, and the membership is increasing by approximately 1.3% each year. There are currently 650 homes on reserve and approximately 2,000 Members live on-reserve, with an average of 3 – 4 people living in each home. The housing list for single detached homes currently has 1364 applicants.

The Úxwumixw will be conducting a census to better understand the Úxwumixw demographics and needs. This will inform the Generational Plan and help the Úxwumixw plan for different services, including housing. Hiýárm Housing will also be conducting an affordable housing needs assessment and engaging with Members to understand needs, income levels, housing preferences, disabilities, etc. This will inform Hiýárm Housing's strategy and the type of housing developments and supports that will be provided.

## 2 What housing programs are currently available?

Current housing programs include allocation, construction, and maintenance of single detached homes, rental units, rent supplements, and home loan guarantees.

**Please see Table 1: Overview of Housing Programs on page 20 for current and future housing supports.**

## 3 What are the different housing types and supports being developed or planned?

The Úxwumixw is developing a range of housing options that meet the diverse needs of Members. This includes:

- Housing Types: single detached homes, townhouses, condos, and modular homes are being developed.
- Income Levels: development plans include options for low, medium, and high-income Members.
- Group Needs: housing is being developed for specific groups such as youth, Elders, homeless individuals, people with disabilities, vulnerable women, families, and children fleeing violence, etc.
- Supports: housing is also being planned to provide a range of supports, such as meal programs, life skills programs, supports for substance use, cultural supports, etc.
- Financing / Ownership: different financing and ownership models are also being considered such as ownership, rental, rent-to-own, and loan guarantees.

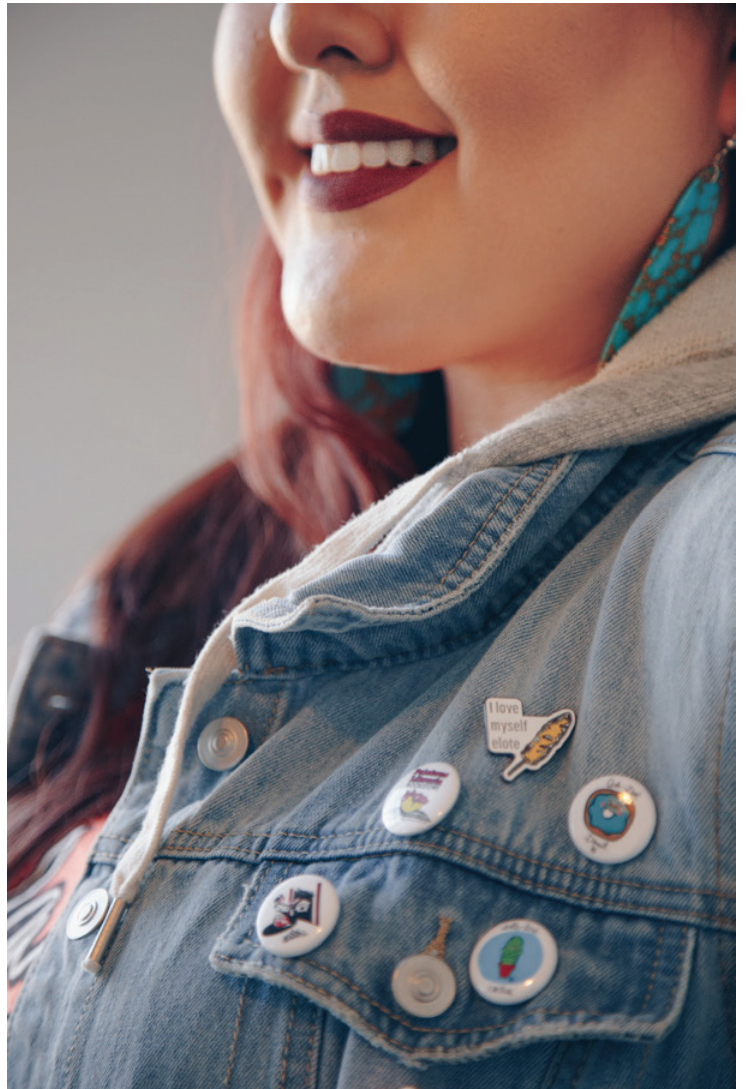
**Please see Table 1: Overview of Housing Programs on page 20 for current and future housing supports.**

#### 4 What housing options are available for youth and people in other life phases?

The Xwmélch'sten Affordable Housing Project has a priority for youth and youth aging out of care. The project consists of 95 units of 40 ground-oriented suites, townhouses, and 55 apartment suites. The target populations that have been identified for this project are families, Elders (seniors), and low to moderate income youth. 16 units (17%) will be dedicated to youth with five of the youth units being studio apartments and 11 being lock-off studios in the townhouse.

There are also two Supportive Housing Projects under the Rapid Housing initiative being developed. These will provide options for young people aged 19 to 24. Older youth who are struggling with housing can also apply to Hiýárm Housing for a rent supplement under the Squamish Nation Assistance with Rent Program (SNARP).

Hiýárm Housing is designing homes that meet a range of needs, from youth to Elders, based on community needs and input. Please see the attached table on page 20-23 for current and future housing supports.



# Safe and Affordable Housing

## 5 What is affordable housing?

Affordable housing refers to housing units where rent does not exceed 30% of the gross annual household income for low- and moderate-income households or units where the rent is below the average market rent for the region. Affordable housing has several forms that exist along a housing continuum, from emergency homeless shelters to transitional housing, rent-to-own, non-market rentals (subsidized housing), and affordable home ownership.

## 6 How do we create safe, healthy, and inclusive environments in our affordable housing?

Hiyárn Housing is working to implement a range of best practices in residential management to create the best housing possible, such as emergency planning, maintenance planning, and capital planning.

Hiyárn Housing is also asking all residents to sign a new Hiyárn Housing Policy and Residential Tenancy Agreement. This commits residents to maintaining crime-free environments and Hiyárn Housing can enforce this requirement if necessary. Town hall meetings with residents have started to help build a sense of community and support safety. Emergency procedures are being established and a property manager is available to deal with issues, which can be reported confidentially.

Wellness programs are also being established in the new housing developments, such as meal programs, life skills programming, community gardens, cultural programs, such as space for healing circles. Hiyárn Housing is partnering with other service organizations that can assist with these services.







# Housing Lists and Allocation

## 7 How do the different housing lists work?

There are separate lists for each type of housing development.

There are wait lists for each of the townhouse developments and for each affordable housing development, which are managed by Hiýárh Housing. The lists transferred to Hiýárh Housing were carried over from the Úxwumixw without any changes, but some allocations are being done differently according to the housing funding program requirements in terms of date of application, as well as looking at needs and target populations.

These lists are separate from the original housing list for single detached homes, which is managed by Ts'ixwts'ixwnítway. This means that even if someone receives a rental unit from Hiýárh Housing they are not removed from the original housing list and will still be eligible for a house allocation.

## 8 How has the housing list for single detached homes evolved?

### 1970 – 1981

- During this time 15 homes (lots) a year were allocated to families (married couples) and Elders: five each on Eslha7án, Xwmélch'sten, and Squamish Valley.
- Families were interviewed by Nexwsxwníwntm ta Úxwumixw to determine if they would be approved for a lot and loan.

### 1982 – 2000

- At a general meeting in 1982, Members indicated that priority should be given to families, children, and Elders, rather than individuals.
- Since the early 1980s, homes (lots) have been allocated based on category and the date of application.

### 2000 – Present

- Meetings were held with Members to make sure the categories were still reflective of the previously identified priorities. The categories were revised to:
  - Single
  - Single parent
  - Married/common law
  - Pensioner
- A requirement was introduced for the Housing Officer to verify Members' status as married/common-law, single parent, or pensioner before adding them to the appropriate category.
- The housing list was also updated to correct positions that were not based on correct application dates. An appeals process was created to address any future issues related to incorrect placement on the housing list.



## 9 How are single detached homes allocated?

The housing list has four categories: married / common law, single parent, pensioner, and single. Each allocation consists of 15 homes:

- Eight from the married / common-law category
- Four from the single parent category
- Three from the pensioner category

House allocations are done by fiscal year and the Úxwumixw is currently nine allocations behind so the next allocation will be for the 2012/2013 fiscal year. This means that the current housing list reflects the category that each person was in based on their circumstances in 2012/2013. For example, if you turned 65 in August 2015, you will not move into the pensioner category until the allocation for 2015/2016.

About six months before an allocation is going to happen, Ts'ixwts'ixwnitway starts contacting people near the top of the list to confirm their place on the list. If there have been any changes to your circumstances, your place on the housing list will be updated at this time.

The last home allocation was in 2018, when two allocations were done (30 homes). These allocations were for the 2010/2011 and 2011/2012 housing lists. The next allocation of 15 lots will happen this year and will be based on the 2012/2013 housing list.



## 10 How many single detached homes have been allocated and built in the last 10 years?

There have been three allocations over the last 10 years for a total of 45 allocated homes.

**Allocation Date:** October 9, 2013 | **Fiscal Allocation Year:** 2009/2010 | **Number of Houses:** 15

Pensioner Category	Married/Common Law Category	Single Parent Category
<ol style="list-style-type: none"> <li>1. Carrolle E. Nahanee</li> <li>2. Elizabeth Nahanee</li> <li>3. Cheryl Williams</li> </ol>	<ol style="list-style-type: none"> <li>1. Dawn Houghton</li> <li>2. Rosilynn Findlay</li> <li>3. Elaine Moody</li> <li>4. Shannon Henderson</li> <li>5. Darren &amp; Faye Yelton</li> <li>6. Shelley Thomas</li> <li>7. Michelle Joseph</li> <li>8. Yvonne Bruckert</li> </ol>	<ol style="list-style-type: none"> <li>1. Jennifer Johnston</li> <li>2. Diane Baker</li> <li>3. Janice Eckert</li> <li>4. Peggy Johnston</li> </ol>

**Allocation Date:** January 26, 2018 | **Fiscal Allocation Year:** 2010/2011 | **Number of Houses:** 15

Pensioner Category	Married/Common Law Category	Single Parent Category
<ol style="list-style-type: none"> <li>1. Irene Margaret Corkhill</li> <li>2. Catherine Violet Rose Hanna</li> <li>3. Richard Douglas Billy</li> </ol>	<ol style="list-style-type: none"> <li>1. Daniel Wayne Nahanee</li> <li>2. Wayne Darrell Rivers</li> <li>3. Candace Eileen Briggs</li> <li>4. Cara Pamella Briggs</li> <li>5. Raymond Thomas Natraoro &amp; Noelle Giselle Natraoro</li> <li>6. Margaret Rhonda Beber</li> <li>7. Tamara Elizabeth Hawthornthwaite</li> <li>8. David Frederick Valencia</li> </ol>	<ol style="list-style-type: none"> <li>1. Anthony Jay Yelton</li> <li>2. Rhonda Melanie Jolanda Marie Joseph</li> <li>3. Cynthia Katherine Baker</li> <li>4. Thomas Glenn Baker</li> </ol>

**Allocation Date:** April 17, 2018 | **Fiscal Allocation Year:** Year: 2011/2012 | **Number of Houses:** 15

Pensioner Category	Married/Common Law Category	Single Parent Category
<ol style="list-style-type: none"> <li>1. Norma Rose Nahanee</li> <li>2. Catherine Lucy Newton</li> <li>3. Sylvia Edith Baker</li> </ol>	<ol style="list-style-type: none"> <li>1. Kerry Glen Briggs</li> <li>2. Arthur Gerald Brown</li> <li>3. Vincent Cedric Point</li> <li>4. Lorraine Sandra Moody</li> <li>5. John Dennis Williams</li> <li>6. Barbara Jeanine Daniel</li> <li>7. Keith Harold Peterson</li> <li>8. Rosemarie Ann Williams</li> </ol>	<ol style="list-style-type: none"> <li>1. Marilyn Theresa Joe</li> <li>2. Lorraine Cheryl George</li> <li>3. Marie Andrea Lewis</li> <li>4. Pamela Constance Baker</li> </ol>

31 of the 45 allocated homes have been built. Another 12 homes are likely to be completed by the end of this year, which means that 43 of the 45 allocated homes will have been built by the end of this year.

## 11 What kind of changes could be made to the single detached housing list?

Skwxwú7mesh Úxwumixw is currently seeking input from Members on potential changes to the housing list for single detached homes. Some of the feedback that has been received so far includes:

- concern about people losing their place on the housing list if changes are made to it
- needing to clarify how the housing list works and how updates are made to the categories

There has also been feedback on related housing issues that could help to better address the Úxwumixw housing needs:

- providing funds to finish basement suites to increase housing capacity
- building smaller homes for Elders and single people
- building standardized homes to create efficiency

It would be helpful to have feedback from Members on other related questions, such as:

- How should the housing list categories be prioritized or ranked for home allocations (pensioner; married/common law; single parent; single)?
- Should Nexwsxwníwntm ta Úxwumixw allocate more funds for infrastructure and construction of single detached homes rather than relying on government funding? Please see question #12 for additional information about home construction funding.

Members can provide input on potential changes to the housing list for single detached homes at [squamish.net/housing-policy-engagement](https://squamish.net/housing-policy-engagement) or by contacting Lesley Campbell at **604-904-7474** or [housingpolicy@squamish.net](mailto:housingpolicy@squamish.net).

# House Construction

## 12 How much does it cost to build houses and how is home construction funded?

The housing budget for 2022/23 is \$6.3 million and \$600,000 of this is contributed by Indigenous Services Canada (ISC). The total cost for each home in 2022/23 is approximately \$250,000. This has increased from \$190,000 in 2021/22 to cover significant cost increases for materials, seismic upgrades, and other changes to enhance community and homeowner safety. Approximately \$44,000 of this cost is refunded by ISC, which means that the Úxwumixw will pay \$206,000 for each home from own source revenue. Members can also choose to contribute additional funds.

In addition to the costs for the construction of a new home, there are also costs for the preparation of the lots. Phase 4 of the Xwmélch'sten subdivision (37 new lots), which will be completed in mid-2022, is projected to cost \$2.7 million, with ISC contributing \$1.9 million and the Úxwumixw contributing \$800,000.

## 13 How are single detached homes built?

- After both the house and lot allocations have been approved by Nexwsxwníwntm ta Úxwumixw, Ts'ixwts'ixwnítway notifies Ta na wa Shéway I7xw ta Úxwumixw.
- Members who have been allocated a home can then contact Ta na wa Shéway I7xw ta Úxwumixw and schedule a time to select their house plan and design details.
- Ta na wa Shéway I7xw ta Úxwumixw determines the budget for the requested design and plans. If the budget exceeds the allowed allocation for that year, the Member may request changes in the plan to meet the allocated amount or may pay for the difference.
- Members then sign an agreement with the Úxwumixw that sets out the main requirements and expectations for the construction of the home.
- Members select a framer for the house and the Úxwumixw signs contracts with the framer and other trades for the work.
- After work has started, Members need to coordinate with Ta na wa Shéway I7xw ta Úxwumixw if they have any questions or concerns about the building process or if they would like to visit the site.
- Inspections are done as needed throughout the building process and a final inspection is done once the home is complete.
- The Member also has an opportunity to inspect the home and identify any concerns that may need to be addressed.
- Once the home has passed the final safety inspections, the Member can take possession of the home and is provided with all relevant information regarding appliances, warranties, etc.

## 14 Is Skwxwú7mesh Úxwumixw housing built to code?

Yes, all homes and housing developments built by the Úxwumixw and Hiýám Housing are built in accordance with the BC Building Code. The BC Building Code is in compliance with the National Building Code of Canada but has some additional requirements tailored to BC building conditions, such as seismic standards.

## 15 Can Members transform their homes from a single detached home to a duplex?

Transforming a single home into a full duplex is currently not allowed but secondary kitchens and basement suites are allowed.

In the future, the Hiýám Home Loan Program (HHLP) may be expanded to provide loans for major renovations and expansions. This could help increase housing capacity, reduce overcrowding, and provide safer and healthier living conditions in multi-generational homes.



# House Maintenance

## 16 Who is responsible for maintaining single detached homes built by Sḱw̱wú7mesh Úxwumixw?

Ta na wa Shéway I7x̱w ta Úxwumixw, Nexwsp'áyaḱen ta Úxwumixw, and homeowners all have a role to play in maintaining homes that have been built by the Úxwumixw for Members. Ta na wa Shéway I7x̱w ta Úxwumixw is responsible for addressing any issues for the first year after construction is completed. After that, Nexwsp'áyaḱen ta Úxwumixw takes over responsibility for maintenance and renovations. It's important for homeowners to contact Ta na wa Shéway I7x̱w ta Úxwumixw (if within the first year after construction) or Nexwsp'áyaḱen ta Úxwumixw as soon as any issues come up to make sure they are addressed before they become bigger problems (e.g., leaky faucets).

Homeowners also have a significant responsibility for maintaining their homes. This includes doing regular maintenance, such as replacing furnace filters, cleaning drains, cleaning lint traps and hood vents, etc. There are plans to provide home maintenance courses and resources for homeowners to help homeowners keep their homes in good condition.

## 17 How are renovations and maintenance requests for single detached homes prioritized by Nexwsp'áyaḱen ta Úxwumixw?

A Renovations and Maintenance Policy is being developed to define the prioritization criteria for maintenance and renovations requests. The following is being proposed in the policy:

Homes that are over one year old are eligible for home maintenance. Maintenance is considered immediate work that is needed to maintain the basic functions of a home in good working order. Maintenance requests are prioritized based on how greatly the issue impacts the functioning or safety of the home. Issues that could have the most severe impact are considered the highest priority and maintenance requests are addressed as soon as possible in order of priority.

Homes that are over five years old are eligible for home renovations. Renovations are planned work that restores or renews the functions or fixtures within a home to preserve the life of the home. Renovation requests are prioritized based on a) whether the renovation is needed to address a health or safety concern (0 – 3 points); b) whether the applicant is an Elder (60 and over) (0 or 3 points); and c) the age of the home (0 – 3 points). Renovation requests are scheduled based on the total criteria points, the available budget for the year, the potential for external funding, the availability of qualified labour, and seasonal considerations. Scheduling is updated continually based on the ranking of incoming renovation requests to ensure that requests with the highest priority are addressed as soon as possible.





# Homeowner Rights

## 18 Should Members be allowed to rent their Úxwumixw homes to non-members? Should rental homes be charged property taxes, service fees, etc.?

The current Housing Policy does not allow Members to rent their Úxwumixw homes to non-members; however, this is not being enforced.

The Housing Policy is being reviewed so there is an opportunity to change the approach for rental homes. The Nexwsxwníwntm ta Úxwumixw Housing Advisory Committee has provided feedback on this issue as part of an overall review of the Housing Policy and there is an opportunity for Members to provide input about whether rental homes should be allowed, how they should be managed if they are allowed, and how enforcement should be done if they are not allowed.

## 19 How can homes be purchased and financed on- and off-reserve lands?

Currently, the Hiyárh Home Loan Program (HHLP) provides home loan guarantees for Members who qualify for a bank loan to build their own home on reserve. Phase two of the program is currently being developed, which may include other types of financing supports.

Because loans (mortgages) have bank qualifying timeframes to adhere to, the program is not always open to apply and there are closing dates. Phase one closed in fall of 2021 and Phase two will be launched in 2022. A call out to apply for HHLP will be sent to all Members.

Member allocated lots available for the first HHLP phase included:

1. Member-allocated lot: this includes current bare land lots that have been allocated or inherited, where a new home can be constructed.
2. Member-allocated redevelopment lot: this includes redevelopment of an allocated house on an existing or inherited lot. Redevelopment is the complete replacement, rehabilitation, or repurposing of existing improvements on an already developed site.

Contact **Ts'ixwts'ixwnítway** (Member Services) if you have any questions about the status of your lot:

- Residential lot ownership
- Transfer of ownership
- Estate issues

Contact **Ta na wa Shéway I7xw ta Úxwumixw** (Planning & Capital Projects) if you have any questions about lot services:

- Water
- Sewer
- Electrical/power
- Road access

Members have the option to finance the construction of a home on-reserve or to purchase a lot and home from other Members on-reserve. Members can also purchase homes off-reserve but the Úxwumixw does not currently provide financial support for this.

## 20 What are Members' home ownership rights on-reserve?

When a Member purchases a home on-reserve from another Member, the Member takes possession of both the home and lot because home and lot are to be treated together. There are two types of lots:

**Custom Lot:** a lot that has been assigned under custom allocation and is administered under the custom of the Úxwumixw and not under the Indian Act land registry system. The Member has the right to use and occupy the home and lot but pursuant to the Custom, the Úxwumixw holds the rights to the land on behalf of all Members.

**Certificate of Possession (CP) Lot:** a document issued by the Minister of Indian and Northern Affairs which states that the holder is entitled, under section 20 of the Indian Act, to lawful possession of the lands described in the Certificate.

Currently, 90% of lots on Úxwumixw reserves are custom lots and 10% are CP lots. A Member may dispose of their interest in a house and lot by gifting, selling, or willing their home and lot to another Úxwumixw Member or the Úxwumixw. Many families pass down their home and lot to their children so many generations live on their land.

## 21 What happens if someone passes away after:

### A) being allocated a home by the Úxwumixw?

If a Member passes away after being allocated a house by the Úxwumixw, the right to use and occupation of the house passes to the Member's estate for custom transfer to their eligible heirs.

### B) getting a Hiýárm Housing home loan guarantee?

Hiýárm Housing's Home Loan Policy requires Members to name a home beneficiary to get a home loan guarantee from the Úxwumixw so if a Member passes away, their loan guarantee and other estate matters would be dealt with as defined in the will or the beneficiary document.

# Contacts and Engagement

## 22 Who is responsible for Skwxwú7mesh Úxwumixw housing?

Hiyám Housing is responsible for developing and managing affordable housing for the Úxwumixw. More information about Hiyám Housing can be found at [bringsquamishhome.com](http://bringsquamishhome.com) or by contacting [info@hiyamhousing.com](mailto:info@hiyamhousing.com) or **604-210-9126**.

Ta na wa Shéway I7xw ta Úxwumixw is responsible for building single detached homes that have been allocated and can be reached at [pcprojects@squamish.net](mailto:pcprojects@squamish.net) or **604-904-7474**.

Ts'ixwts'ixwnítway is responsible for managing the single detached housing list and allocations and can be reached at [memberservices@squamish.net](mailto:memberservices@squamish.net) or **604-982-7610**.

Nexwsp'áyaḡen ta Úxwumixw is responsible for maintaining single detached homes and can be reached at [communityoperations@squamish.net](mailto:communityoperations@squamish.net) or **604-690-0729** (North Vancouver) and [svcommopworkorders@squamish.net](mailto:svcommopworkorders@squamish.net) or **604-815-7116** (Squamish Valley).

## 23 How can Members provide input on housing strategies and decisions?

There are several engagement sessions being planned for housing:

- Housing Policy: two engagement sessions were held in February 2022 to seek input from Members on the Housing Policy and related issues and further engagement sessions will be held:
  - at Totem Hall on May 26, 2022 from 5:00 pm to 9:00 pm
  - at Chief Joe Mathias Centre on May 31, 2022 from 5:00 pm to 9:00 pm

Members can also submit input at [www.squamish.net/housing-policy-engagement](http://www.squamish.net/housing-policy-engagement) or by contacting Lesley Campbell at **604-904-7474** or [housingpolicy@squamish.net](mailto:housingpolicy@squamish.net).

- Hiyám Housing: there will be engagement with Members to understand needs, income levels, housing preferences, etc. to inform Hiyám Housing's strategy and the nature of future developments and supports.
- Generational Plan: various engagement sessions will take place to inform the development of the Generational Plan, which will provide Members with an opportunity to provide input on a range of issues, including housing.

Members can also provide input on housing by contacting or serving on various bodies:

- Housing Advisory Committee: the Housing Advisory Committee consists of seven members, including the Nexwsxwníwntm ta Úxwumixw Chair, and advises Nexwsxwníwntm ta Úxwumixw on housing issues. When the Housing Advisory Committee is looking for new members, there is an announcement with contact information for anyone who may be interested in serving on the Committee. The Housing Advisory Committee can be reached at [casadmin@squamish.net](mailto:casadmin@squamish.net).
- Hiyám Housing Board: the Board of Directors provides strategy and planning oversight for Hiyám Housing and Members can write to the Board to raise concerns or provide input. The Úxwumixw Members serving on the Board are Christine Baker, Sierra Baker, and Jessie Williams. Questions or comments for the Hiyám Housing Board of Directors can be submitted to [info@hiyamhousing.com](mailto:info@hiyamhousing.com).
- Housing Policy Committee: a Housing Policy Committee is being created to help engage with Members and advise on potential changes to the Housing Policy and will consist of seven members. Anyone interested in serving on the Housing Policy Committee can apply by emailing [housingpolicy@squamish.net](mailto:housingpolicy@squamish.net).

## Current Housing Programs

Housing Program	What is it?	Who is it for?	How does it work?	Who do I contact?
<b>Single Detached Homes</b>	<ul style="list-style-type: none"> <li>• allocation of a lot on reserve land</li> <li>• construction of a house by the Nation</li> <li>• ongoing maintenance and renovation of the home</li> </ul>	Squamish Nation Members	Squamish Nation Members who are 18 years of age and older can apply to the Housing List.	<p><b>Allocation:</b> Member Services  <a href="mailto:memberservices@squamish.net">memberservices@squamish.net</a>  <b>604-982-7610</b></p> <p><b>Construction:</b> Planning &amp; Capital Projects  <a href="mailto:pcprojects@squamish.net">pcprojects@squamish.net</a>  <b>604-904-7474</b></p> <p><b>Maintenance &amp; Renovation:</b>                      Community Operations</p> <p>North Vancouver:  <a href="mailto:communityoperations@squamish.net">communityoperations@squamish.net</a>  <b>604-980-8655</b></p> <p>Squamish Valley:  <a href="mailto:svcommopsworkorders@squamish.net">svcommopsworkorders@squamish.net</a>  <b>604-848-2200</b></p>
<b>Eslhá7an Townhomes</b>	<ul style="list-style-type: none"> <li>• 2, 3, 4 bedroom rental units</li> <li>• situated on Mission Reserve #1 on West 4th Street, West 5th Street, and Mahon Avenue</li> </ul>	Squamish Nation Members	Squamish Nation Members who are 18 years of age and older can apply to the Townhouse List.  <i>*Not accepting applications at this time.</i>	Hiyám Housing: <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a> <b>604-210-9126</b>
<b>Wiwǫgem Tenplex</b>	<ul style="list-style-type: none"> <li>• 3 and 4 bedroom rental units</li> <li>• situated on Waiwakum Reserve #14 on Axen Road</li> </ul>	Squamish Nation Members	Squamish Nation Members who are 18 years of age and older can apply to the Tenplex List.  <i>*Not accepting applications at this time.</i>	Hiyám Housing: <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a> <b>604-210-9126</b>

Housing Program	What is it?	Who is it for?	How does it work?	Who do I contact?
<b>Wiw̓kəm Thirteen-Plex</b>	<ul style="list-style-type: none"> <li>• 13 rental units</li> <li>• situated on Waiwakum Reserve #14</li> </ul>	Squamish Nation Members	Squamish Nation Members who are 18 years of age and older can apply to the Thirteen-Plex List.	Hiyám Housing: <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a> <b>604-210-9126</b>
<b>Squamish Nation Assistance with Rent Program (SNARP)</b>	<ul style="list-style-type: none"> <li>• provides monthly rent support payments for up to one year</li> </ul>	<ul style="list-style-type: none"> <li>• Squamish Nation Members with low- and moderate-income levels who are living in a market rental.</li> <li>• Members who are already receiving rent subsidies from any government are not eligible for this program.</li> <li>• The priority groups are people fleeing violence, Elders, and people with disabilities</li> </ul>	Members receiving subsidies under this program will continue to receive the funding for another year if they are eligible. New applications are not being accepted at this time.	Hiyám Housing: <a href="http://squamish.net/snarp">squamish.net/snarp</a> <a href="mailto:snarp@hiyamhousing.com">snarp@hiyamhousing.com</a> <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a> <b>604-210-9126</b>
<b>Hiyám Home Loan Program (HHLP)</b>	<ul style="list-style-type: none"> <li>• provides a loan guarantee for Members to construct a single-family home on an existing Member-owned lot on Squamish Nation reserve lands</li> </ul>	Squamish Nation Members who qualify for a bank loan.	This program has specific application times. Phase two will be launched in 2022 and a call out will be sent to all Members.	Hiyám Housing: <a href="mailto:applications@hiyamhousing.com">applications@hiyamhousing.com</a> <b>604-210-9126</b>

## Future Housing Programs

Housing Program	What is it?	Who is it for?	How does it work?	Who do I contact?
<p><b>Government Road Affordable Housing</b></p>	<ul style="list-style-type: none"> <li>• 30 long-term apartments</li> <li>• supportive housing</li> <li>• range of rental rates based on income level</li> <li>• flex suites that can connect units and help accommodate families</li> </ul>	<p>Squamish Nation Members, with priority given to:</p> <ul style="list-style-type: none"> <li>• women</li> <li>• people with disabilities</li> <li>• LGBTQAI2S+ (Two-Spirited)</li> <li>• people experiencing or at risk of homelessness</li> </ul>	<p>Applications to live in this development are expected to open in 2023 and will be managed by Hiyam Housing, separate from the Nation's housing list.</p>	<p>Hiyám Housing  <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a>  <b>604-210-9126</b></p>
<p><b>Capilano Road Homes with Supports</b></p>	<ul style="list-style-type: none"> <li>• 50 long-term apartments (42 studios and eight two-bedrooms)</li> <li>• supportive housing</li> <li>• range of rental rates based on income level</li> <li>• offer supports and services through BC Housing</li> <li>• Capilano Road (estítkw place) Homes with Supports</li> </ul>	<p>Squamish Nation Members, with priority given to:</p> <ul style="list-style-type: none"> <li>• women and their children</li> <li>• people with disabilities</li> <li>• LGBTQAI2S+ (Two-Spirited)</li> <li>• people experiencing or at risk of homelessness</li> </ul>	<p>Applications to live in this development are expected to open in 2023 and will be managed by Hiyam Housing, separate from the Nation's housing list.</p>	<p>Hiyám Housing  <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a>  <b>604-210-9126</b></p>

Housing Program	What is it?	Who is it for?	How does it work?	Who do I contact?
<b>Xwmélch’sten Housing Project</b>	<ul style="list-style-type: none"> <li>95 units of various sizes, including fourplex, duplex, and apartments</li> <li>range of rental rates based on income level</li> <li>co-op grocery store and community garden</li> </ul>	<p>Squamish Nation Members, with priority given to:</p> <ul style="list-style-type: none"> <li>independent Elders</li> <li>youth</li> <li>families</li> </ul>	<p>Applications to live in this development are expected to open in 2023 and will be managed by Hiyam Housing, separate from the Nation’s housing list.</p>	<p>Hiyám Housing  <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a>  <b>604-210-9126</b></p>
<b>Orwell Street Housing Project</b>	<ul style="list-style-type: none"> <li>280 homes of various sizes</li> </ul>	<p>Squamish Nation Members. Priority groups have not been determined yet.</p>	<p>This project is in the early stages of development.</p>	<p>Hiyám Housing  <a href="mailto:info@hiyamhousing.com">info@hiyamhousing.com</a>  <b>604-210-9126</b></p>
<b>Seńákw</b>	<ul style="list-style-type: none"> <li>6,000+ rental homes</li> <li>950+ affordable homes</li> </ul>	<ul style="list-style-type: none"> <li>Homes will be available to anyone</li> <li>128 homes will be allocated for Squamish Nation Members in phase one and two. This is 50% of the project and the overall requirement is to provide 250 Nation Member units.</li> </ul>	<ul style="list-style-type: none"> <li>Construction is expected to begin in 2022.</li> </ul>	<p>Nch’kaý Development Corporation  <a href="http://senakw.com">senakw.com</a>  <a href="mailto:communications@nchkay.com">communications@nchkay.com</a>  <b>604-985-1533</b></p>



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Squamish Nation