

November 30, 2020

Xwemelch'stn Housing Project
Virtual Community Meeting
Nov. 25, 2020

The following questions were raised by community members during the Xwemelch'stn Housing Project virtual community meeting on November 25, 2020.

Xwemelch'stn Housing Project Q&A

Question: Will this be emergency housing?

- This housing will be mixed for Elders, youth and families. This is not a supportive housing project.

Question: How is the elder building going to be funded?

- The whole building is funded by BC Housing through the Province. Hi'yám Housing Society was awarded a \$10 million grant and the construction costs are funded through a mortgage. It also comes with some operating funding.

Question: Does the \$10 million grant have to be paid back?

- No. The \$10 million is a grant from the Province that does not have to be paid back.

Question: How much of this housing is for Elders?

- In this development, 62% of units will be allotted for Elders. A survey was conducted in 2019 which identified Elders as being a priority.

Question: What is the timeline for this housing??

- Construction starts approximately in March 2021 and the building will hopefully be built and have occupancy by May 2022.

Question: Is the existing ethnobotanist being engaged?

- Any feedback from membership that would like to help with the landscape and ethnobotanical selection of plants would be greatly valued and embraced. Anyone who would like to contribute should reach out to Hi'yám Housing Society.

November 30, 2020

Question: Is this being guided by a non-profit?

- Hi'yám Housing Society is an incorporated non-profit and must abide by the Society Act. Hi'yám Housing Society is registered on BC Online and have to follow all applicable rules.

Question: Is there a cost allotted to each phase of construction and do the costs meet up?

- Many of the construction costs are covered by the Province through a loan/mortgage. All the capital costs to construct will be paid over the term of the agreement.

Question: Will there be parking?

- There are approx. 40 parking spaces underground and approx. 10 parking spaces as surface parking in the courtyard area. The other parking that is required for the store will be surface parking that is perpendicular to the road.

Question: What will the rental costs be?

- Rents haven't been confirmed by BC Housing yet. The idea is to have a mixed income approach to the building with 30% of the units being affordable rentals (lower than market rent), 50% of the units as rent geared to income (30% of your income goes towards rent) and 20% of the units at shelter rate (around \$375 for a 1-bedroom).

Question: How will the six parcels of land be designated?

- This specific project has a Section 18.2 approval so it will be for non-profit housing for community use. Land designations for the other sites are still being sought out.

Question: How many cultural elements are being considered?

- Members of the Nation will be engaged to share stories, ideas and any thoughts about how culture should be expressed in the buildings and landscape. A budget has been set aside for a high level of cultural expression in the building. Local artists, elders and community members will be engaged.

Question: Will Elders have to pay rent?

- Elders will likely pay around \$375 a month for a 1-bedroom, which is shelter rate.

November 30, 2020

Question: Is there a plan for security in shared spaces?

- Hi'yám Housing Society will have a small office on-site to help manage any security issues that arise at the building. Building staff will be hired and there will be a 24/7 phone line to call.

Question: How will tenants from different age groups be managed?

- It is important to note that Hi'yám Housing Society will be a different management structure than what's currently on the Reserve with the Nation. Staffing will be in place to manage the properties, respond to complaints and deal with security issues. People who may be living in unsafe environments will be safe here and conditions will be improved with management. The goal is for everyone to feel safe and comfortable.

Question: How will members of the Nation be engaged on this project?

- Engagement is very important to the success of this project. One of Hi'yám Housing Society's current mandates from the Strategic Plan is engagement and communication. While it would be preferred to sit down face-to-face with people, that is not possible right now with the current pandemic. Deeper engagement is planned for 2021.

Question: How do Elders get in if they aren't working?

- A certain percentage of units and affordable rentals are set aside for working people. Elders would pay a portion of their income(pension) or a shelter rate.

Question: Will there be an application for youth to apply?

- Yes. Applications for housing will be done through Hi'yám Housing Society once the process is set up internally. The application will be based on income, need and date of application.

Question: Have there been any contracts awarded for subtrades for the build? Who should we talk to if we're interested in securing a contract?

- No one has been hired yet. Hi'yám Housing Society will be hosting a job fair in early 2021 and will be reaching out to Squamish subtrades.

November 30, 2020

Question: Will this development be specifically for housing Squamish families?

- This development is just for the Squamish Nation community.

Question: Will storage be available in the building?

- Yes. Most units will have storage space in the unit and some will have lockers in the parkade.

Question: Has any thought gone into energy efficient roofing?

- Hi'yám' Housing Society is looking into many energy efficient opportunities. This development has a goal of step code 4 level of energy efficiency.

Question: How much will it cost to build this development?

- Construction contracts must first be finalized before the overall cost can be determined.

Question: How would someone apply for a townhouse unit?

- Applications must come through Hi'yám' Housing Society directly. Application dates will be announced once the system is ready for that.

Question: Will there be assessments for people who require an accessible unit?

- It is still in the early stages, but all the units that are accessible will have universal accessibility. Accessible units are set aside for community members that need them. If someone has specific requirements it can be addressed on an individual basis.

Question: What is the difference between the old housing application and the housing application with Hi'yám' Housing Society?

- There will be two separate lists. The current housing list with the Nation's Registry Department for single family homes is still in place.
- Hi'yám' Housing Society will have a separate application process. To be considered for this housing you will have to apply with the Society. If you have a house with the Nation, you will not be able to live in a social housing unit.
- There will be a system in place with the Nation and Hi'yám' Housing Society to ensure people are not living in two different units when others are in need.

November 30, 2020

Question: Who can we contact for more detailed information about this project?

- Answer: Please reach out to info@hiyamhousing.com.