



November 7, 2018

RFP Housing Authority Question and Responses

1. Does the Squamish Nation have a full land inventory of housing available to members?
Yes, the Squamish Nation has an extensive inventory of existing housing and lands. The Squamish Nation is also in the process of acquiring more lands for residential housing.

Lands use planning will need to be done on future development sites for Housing Authority projects.
2. Is there an inventory of land available?
The inventory of lands will be made available.
3. Is inventory land base separated into residential and economic development lands?
Yes.
4. What are the population growth projections for the Squamish Nation for the next 10 and 20 years?
The current population is approximately 4,041 members. By 2029, it is estimated to be 4,598 and by 2039, it could be 5,300. These numbers are based on the current 1.3 percent growth rate.
5. Is there an infrastructure inventory for water and sewer servicing residential and future residential lands?
Yes, we have an inventory of current water and sewer services on reserve lands. Please note that not all reserves have services and future planning will have to be put in place.
6. Are future residential lands under service agreements with municipalities?
Yes, all reserve lands are under existing or to be negotiated service agreements with municipalities.
7. Are you able to advise whether the consultant is expected to bring on the community engagement specialist on board with the proposal as well as the legal as outlined? Or are those separate scopes of work that this consultant would be expected to work with and liaise with but hired separately?
The legal is a separate scope of work that the consultant would liaise with, but the community engagement should be considered part of the proposal.
8. Is the Vision and Values that needs to be identified for the Housing Authority to be established with Council and the Steering Committee or is it envisioned that the community will be involved in setting the mandate, vision and values of the Housing Authority?





The Vision and Values will be created by a collaboration of stakeholders including Council, the Steering Committee, and other key stakeholder groups identified by the committee.

9. \$10,000 has been identified in the budget for legal, is that for work to be done directly with Miller Titerle + Company?

This is identified for legal work directly with Miller Titerle + Company.

10. Do we need to include separate legal representation, or can we work directly with Miller Titerle + Company?

We are asking consultants to work directly with Miller Titerle + Company.

11. The RFP cites 660 single detached houses and 50 non-profit affordable rental/social housing units. Task 3 under 2.1 cites 45 non-profit townhouse units. Can this be clarified?

Our apologies. The correct number is 45.

12. What is the current extent of funding for the 45 townhouse units to be transferred?

13 units are affordable rental set at 40% below market rate. The other, approximately, 32 units are non-profit units where no rent is charged. All loans on these units have been paid in full. Repairs and maintenance have been paid through own source revenue from the annual budget for the Squamish Nation.

13. Have all Squamish communities agreed to the development of this Housing Authority? Has the structure and particulars been determined? (e.g. board composition, backgrounds)

This has not been completed. The Squamish Nation Council has identified housing as a priority, and the Housing Authority as a necessary tool needed to address longstanding gaps in separating governance and administration and apply for Provincial funding.

Part of the workplan is community engagement with stakeholders on structure and particulars, like board compositions, backgrounds, governance structure.

14. What is the expectation for the number of units of housing to be under housing authority management over the next 5, 10, and 20 years?

1,000+ units within the next 10-20 years.

15. The timeline seems out of order to me. Could you confirm the timeline?

Again, our apologies for the confusion. This was an error in the RFP.

In RFP:

~~Task 1: December 2019~~

~~Task 2: April 2019~~

~~Task 3: August 2019~~

Correct Timeline:

Task 1: April 2019

Task 2: August 2019

Task 3: December 2019

16. Has any prior work been undertaken that demonstrates the viability of a future housing authority, i.e. a business case or business plan?





This has not been completed yet.

17. Have targets been established for the number of units to be constructed and/or acquired and brought under management of the Housing Authority over the first five years of operation?

Yes, there has been significant analysis, study, and surveying on housing needs within the Nation over the past ten years. A strategy needs to be developed for implementing the housing needs.

18. Where will the pre-development funding or financing for new development projects be sourced from?

There are available funding opportunities for pre-development funding. The successful consultant will be offered to assist in identifying additional funding opportunities and assist with applying for this funding. This may be through Department of Indigenous Services Canada, Canadian Mortgage Housing Corporation, BC Housing, and more.

19. Was a housing needs assessment completed for the Squamish Nation?

Yes, a number of needs assessments have been completed in a general sense. More specific assessments may be needed for site specific projects.

20. For the 45 units to be transferred to the Housing Authority, who and how are they presently being managed?

The current non-profit housing units are managed through our Member Services Department with various policies governing the management of these units. The Director of Member Services oversees the policies. A property management company is to be hired on a 1-year contract for the 13 affordable rental units with the intention to transfer property management to the Housing Authority when ready.

21. Is there a plan for the construction of new units that will be added to the property management required of the Housing Authority?

The development of plans for construction of new units will be a responsibility of the Housing Authority.

22. Will there be a transfer of Squamish staff to the Housing Authority?

This has not been contemplated currently. New staff would be hired.

