



Construction

WORDS FROM THE PRESENT

BEFORE CONSTRUCTION BEGINS:

- Nation Members would like the construction process to be clearly laid out for them before construction begins.
- If a Nation Member pays for their own home construction, will the Squamish Nation tell them what they can and cannot do with the home?

CONTRACTORS:

- Allow Non-Indigenous contractors to build homes.
- The Squamish Nation should utilize students from the trade school as labor to help train and build capacity while they work under qualified instructors.
- The Squamish Nation has typically operated as both the funder and general contractor for all on-reserve home construction, even if the home is self-financed. This needs to be changed so Nation Members can hire their own contractor. A licensing and permitting regime should be created around this.

CONSTRUCTION TIME FRAMES & DEADLINES:

Section 7.17 of the Housing Policy requires construction of homes to be completed within one year of allocation, but this requirement is not enforced.

We asked members if they believe the construction of homes should be completed within one year, as is outlined in the Housing Policy. Nation Members responded:

- **Yes:** 63/125
- **No:** 57/125

Nation Members also commented:

- The deadline should be shorter than one year.
- The deadline should remain one year, because completing homes within one year will allow for the construction of more homes.
- The deadline should remain one year, but it should be made mandatory that construction begin by the sixth month.
- The deadline should be raised to two years to allow time for corrections, loan processing, and planning.
- The deadline should be dependent on where you are building.
- The construction deadline should be increased from one year because one year does not supply enough time to properly build a home. There are concerns around uncompleted houses.
- The construction deadline should be set with each contractor, and the contractor should be penalized if they do not meet the deadline.
- There is a need to consider the economics of construction when setting deadlines, such as available labor, material prices, etc. as many variables are out of the control of the contractor. A one-year deadline is unfair to enforce when there are supply chain issues.
- The construction time should be increased due to the level of bureaucracy in the housing department.
- The deadline should be shortened to: six months, four months, nine months.

IF CONSTRUCTION DEADLINE IS NOT MET:

- Council should allocate the home to another Nation Member.
- The lot should be sold to the next Nation Member who can afford to complete construction.
- The contractor should receive financial penalties for every week they go over the construction deadline.
- The contractor should be paid less, removed from the preferred contractor list, and receive a fine.
- The Nation Members should lose the allocation and the lot and residence should be allocated to the next available Nation Member.

- If the Nation Member fails to make important decisions to comply with the construction schedule and deadlines, then defaults should be selected for them (ex: housing plan, doors, fixtures, paint, etc.)
- Penalties should be based on who is causing the delay: the Nation Member, the contractor, or the Nation employee.

OVERSIGHT

- There should be regular check ins to ensure contractors are on task.
- The Nation Member and the contractor should be made to sign an agreement declaring the home will be completed within a year.
- Contractors should be monitored for their workmanship and timeliness.
- A Project Manager should be hired to oversee the housing department and to ensure every project stays on schedule.
- A Housing Department should be established in the Squamish Valley to oversee builds in Squamish. A Project Manager should be hired to oversee the SV Housing Department and to ensure every housing project stays on schedule.
- There needs to be more transparency regarding inspection reports. What building codes are we following and what standards are we asking inspectors to follow?

ENFORCEMENT:

- The deadline needs to be enforced. If the construction of a home is not completed within the one-year time frame, the lot and residence should be reallocated.
- The Squamish Nation should establish a working group to enforce the deadline and issue penalties when necessary.

MISCELLANIOUS:

- Multiple safety inspectors should be made available so there are not any delays in the inspection process.

VOICES FROM THE PAST

BEFORE CONSTRUCTION BEGINS:

- The Squamish Nation should provide new homeowners with a presentation that walks them through the entire construction process, from pre-construction to finalization.
- The Squamish Nation should provide Nation Members with standardized housing plans to choose from.
- Construction should not begin until a full estimate has been completed.
- The Squamish Nation should evaluate a Nation Member's capacity to complete the construction of a home.
- The Squamish Nation should evaluate self-contractors to ensure they have the capacity to complete the construction of a home.

CONTRACTORS:

- The Squamish Nation should consult the community in regard to hiring non-Indigenous contractors.
- Members should not be able to hire non-Indigenous contractors when there is a qualified Nation Member who has the capacity and training to complete the job.
- Nation Members should be given priority on all contracts.

CONSTRUCTION TIME FRAMES & DEADLINES:

- The Housing Committee 2020 suggests a one-year deadline.

IF CONSTRUCTION DEADLINE IS NOT MET:

- An extension process that identifies the time that is required to complete construction and the repercussions for not meeting the deadline should be written into the Construction Contract.

- The Nation Member and contractor should be made to appear before Council to explain why construction has not been completed.

OVERSIGHT:

- Ensure the one-year deadline is written into the Construction Contract.
- Explore new zoning by-laws to standardize the square footage of lots.

ENFORCEMENT:

- The Squamish Nation should enforce mandatory construction requirements to ensure equitable housing for all.
- The Squamish Nation should begin enforcing the one-year construction deadline.

MISCELLANEOUS:

- Driveways should be included in the construction of new homes to limit the obstruction of Squamish roads.
- Only one option of a ranch style home should be provided to Elders due to the decrease in their mobility.
- The Housing Policy should clarify if there are restrictions involved in sub dividing a lot.
- There is a need for clarification on the "Housing Inspection" process that involves the contractor, housing team, and homeowner.