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Squamish Nation

Allocations Policy Engagement Round 2: What We Heard

August 2024



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1. Overview

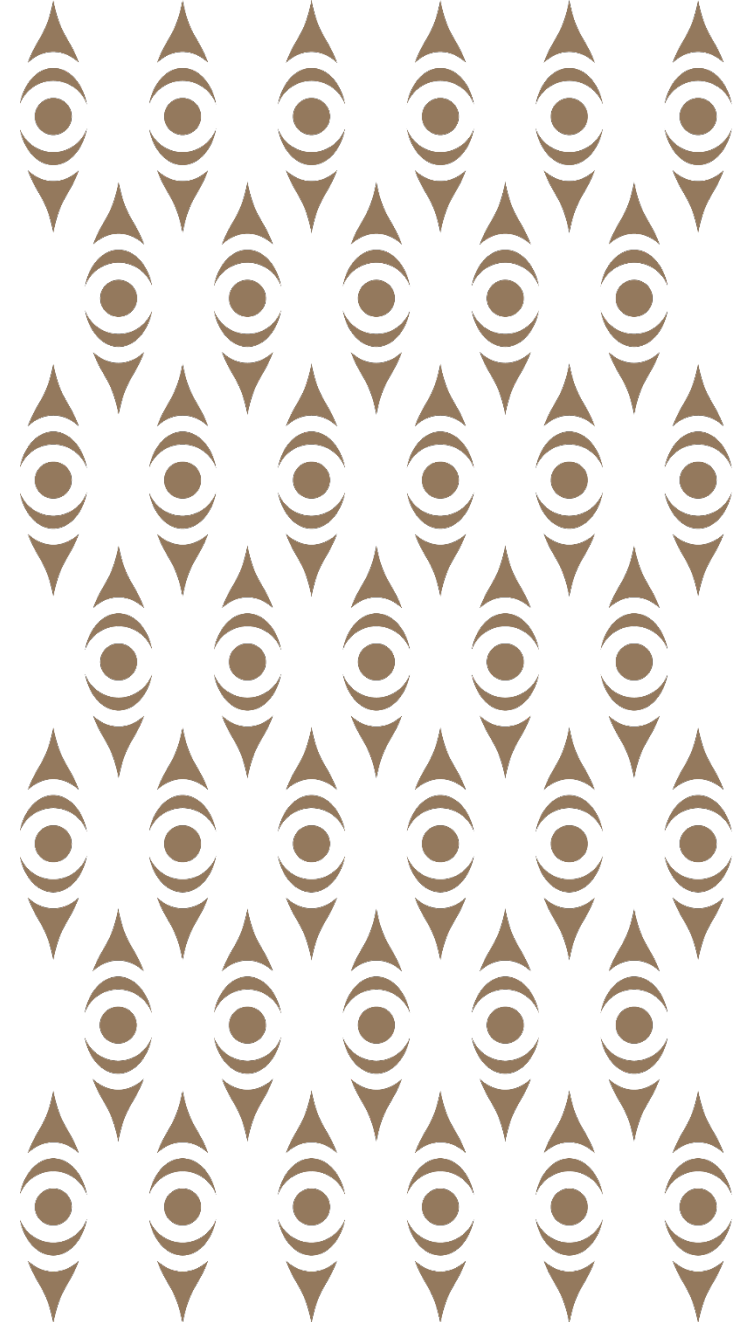
About the Project

As part of the work to create a standalone Allocations Policy, the Nation is working to make improvements to increase the **clarity, transparency, and consistency** of both the policy and process related to making lot and home allocations. In the recently approved 2024/2025 budget, Nexwsxwníwntm ta Úxwumixw (Council) approved funding for 15 lot and home allocations. These allocations are planned for end of 2024 and will take place under the new standalone Allocations Policy.

Between May 22 and June 20, 2024, **Round 1 Engagement** was launched to better understand what a clear, transparent, and consistent policy and process would look like for the community. A summary from round one can be found here:

<https://www.squamish.net/community-initiatives/housing-policy-engagement/>

Round 2 Engagement was held between July 20 and August 12, 2024 to share our findings from Round 1 Engagement and to understand the level of support for the recommendations that were developed to improve the Allocations Policy and process.



1. Overview Timeline



Engagement by the Numbers: Round 2

Community Survey

Hosted a survey which gathered feedback from 97 respondents.



Pop-up Booths

Held pop-up events at Amalgamation Day and Distribution Cheque Day to share information about the proposed policy changes and promote the survey.



2. Policy Recommendations

Round 2 Engagement asked for feedback on 10 recommendations.

Actions we're recommending to improve clarity:

- **Recommendation #1:** Update the Allocations Policy to make it clear that allocations are not done annually. Rather, allocations will be considered for approval during the annual budgeting process.
- **Recommendation #2:** Update the Housing List from the fiscal year of the previous allocation to the present year to eliminate multiple lists and reflect people's current circumstances.
- **Recommendation #3:** At least annually, remind applicants to update their information. Update the policy to specify the date that updates must be made to reflect accurately on the next publication of the Housing List.

Actions we're recommending to improve transparency:

- **Recommendation #4:** Publish the Housing List annually by a date specified in the policy.
- **Recommendation #5:** Create an ongoing communications plan for informing Squamish People about the Housing List, the process for allocations, and information on whether an allocation will take place that year.

2. Policy Recommendations

Actions we're recommending to improve consistency:

Pensioners

The current Housing Policy is unclear on whether someone should automatically be moved to the Pensioner category when they turn 65. This means some people may move to the Pensioner category while others may stay in their current category.

This creates uncertainty for people in other categories and grants greater priority to people 65 and over.

- **Recommendation #6:** Require everyone to be transferred automatically to the Pensioner category once they turn 65.

2. Policy Recommendations

Actions we're recommending to improve consistency (continued):

Housing List eligibility

Gifted homes

The current Housing Policy allows someone who is gifted a home to stay on the Housing List. This is considered a loophole that encourages home sales to be hidden as purchasing a home automatically removes an applicant from the Housing List.

- **Recommendation #7:** Update Housing List eligibility so that a person is removed from the Housing List if they are gifted a house.

Inherited homes

The current Housing Policy allows a lot to be transferred to a minor if the transfer is made to an adult in trust for a minor.

There have been concerns that people are registering homes in their child's name so that they won't be removed from the Housing List to increase the chance that their immediate family receives multiple homes.

- **Recommendation #8:** Update the policy so that if someone who has inherited a home is also given an allocation, the Nation will select from the following two options based on the condition of the existing home:
 - 1) Build the new home on the existing lot
 - 2) Transfer the existing lot to a family member who will live in the home, and then select a new lot for their allocation.

2. Policy Recommendations

Actions we're recommending to improve consistency (continued):

Married/Common-law verification

The Housing Policy requires people to be legally married, united by traditional laws or customs, or living together for at least two years to be in the married/common-law category. This has not been consistently verified.

- **Recommendation #9:** Update verification requirements to require either a marriage license or at least one joint tax filing for people to be in the married/common-law category. Some people in marriage-like relationships may not be able to provide these documents for legitimate reasons. We are working internally to identify alternative methods of verification.

Single Parents

The current Housing Policy defines a Single Parent as someone with minor children or dependent adults living permanently with them.

In practice, homes have been allocated to applicants with adult children living at home, recognizing that children may move in and out of their family's home over time.

- **Recommendation #10:** Update the definition of Single Parent to allow people to be in the single parent category regardless of the age of their child or whether the child lives with them.

3. Community Survey Overview

A community survey was distributed online and at community events between July 23 and August 12, 2024. The goal of the survey was to understand the level of support for the 10 recommendations to improve the Allocations Policy and process. All feedback about the recommendations was directed to the survey.

The survey was advertised through the following channels:

- Squamish Nation social media
- Community newsletters
- Booths at Amalgamation Day and Distribution Cheque Day

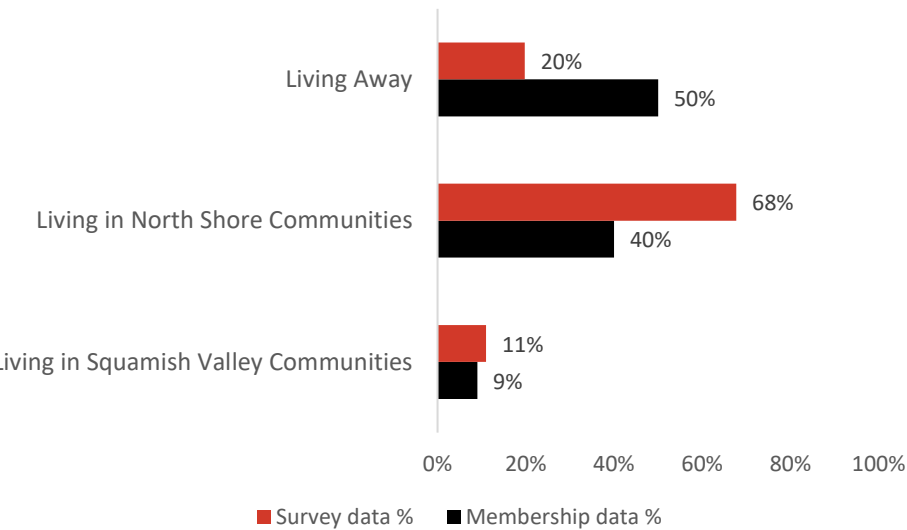
This section summarizes the results of the survey. In total, 97 people completed the survey. All survey questions were optional, and participants were able to skip questions.



3. Community Survey Demographics

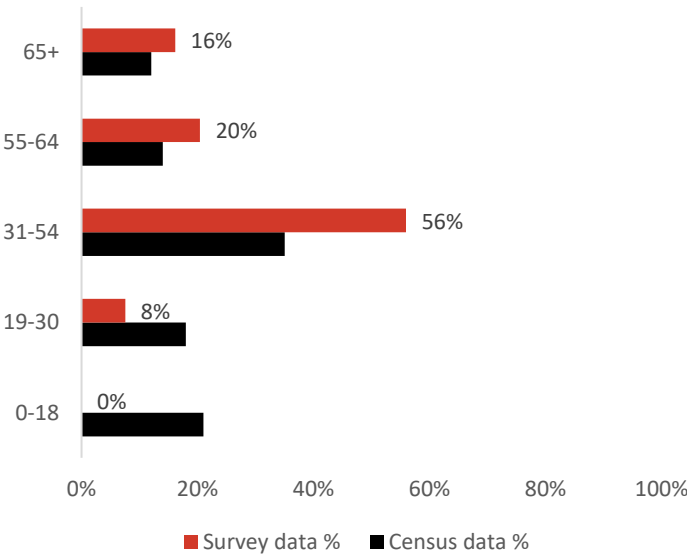


Where do you live?



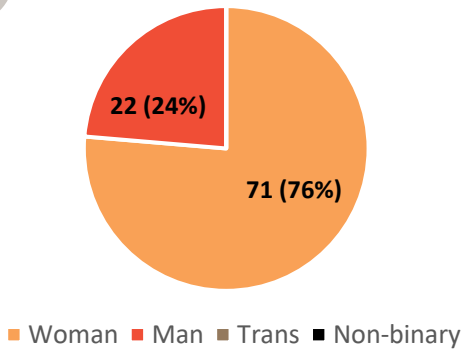
Total respondents: 94

How old are you?



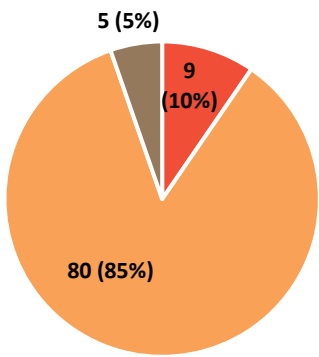
Total respondents: 93

How do you identify your gender?



Total respondents: 93

Do you identify as 2SLGBTQIA+?



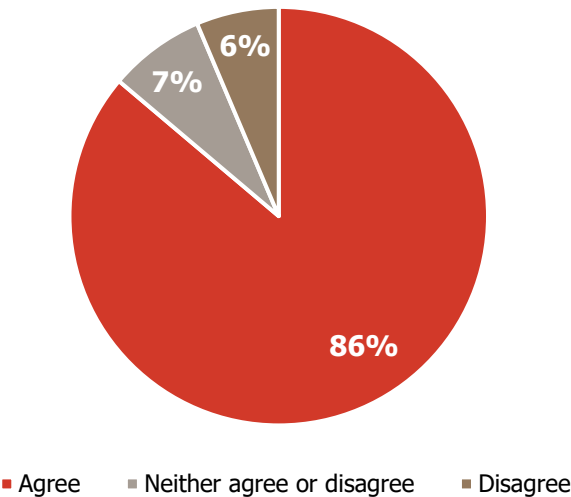
Total respondents: 94

3. Community Survey

Feedback on Recommendations



Do you agree that the recommendations will help improve clarity, consistency, and transparency?



Total respondents: 94

Please describe why you selected your answer.

Theme	Description
General support for recommendations	<ul style="list-style-type: none">Support for initiative and recommendations (7)Recommendations will increase clarity (6)Recommendations will increase consistency (3)Recommendations will increase transparency (2)
Comments about specific recommendations	<ul style="list-style-type: none">Oppose #7 (removing Squamish People from the List if they have been gifted a house) because the age and condition of the home should be taken into consideration (3)Oppose #8 (either transfer an inherited home to a family member and build an allocation on a new lot or build the allocation on the same lot as the inherited home) as this could create issues between family members/those with an inherited home shouldn't be given an allocation at all (2)Support #2 (updating the List to reflect current circumstances) (2)
Additional feedback	<ul style="list-style-type: none">More consistent policy application needed (4)More housing should be allocated to Elders (3)Include single members in allocations (2)More detail needed about the recommendations (2)

Total respondents: 44

3. Community Survey

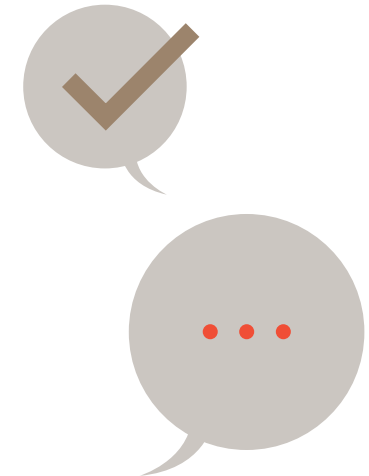
Other Comments



Is there anything else beyond the recommendations listed above that should be done to improve clarity, consistency, and transparency?

Theme	Description
Comments about specific recommendations	<ul style="list-style-type: none">• Support #2 (updating the Housing List) and making it public (3)• Support #3 (reminding Squamish People to update their information) and consider creating an online database/webpage for Squamish People to make updates easily (2)
Additional policy areas	<ul style="list-style-type: none">• Policies are needed to prevent renting out allocated homes for profit (3)
Order of the Housing List	<ul style="list-style-type: none">• Prioritize Elders or those who have been on the waitlist for more than 30 years to receive allocations first (2)
Other comments	<ul style="list-style-type: none">• Faster and more respectful responses needed from housing staff to inquiries (3)• Desire for an allocation every year (2)• Waitlist is too long (2)• Include single members in housing allocations (2)• Ensure Squamish People receive confirmations when they apply to be on the List (2)

Total respondents: **36**



4. Next Steps

1. Finalizing the Allocations Policy

The feedback collected as part of Round 2 Engagement on the Allocations Policy will be used to finalize policy recommendations.

2. Preparing the Allocations Policy and Procedures Documents

The Allocations Policy and Procedures documents will incorporate feedback from both rounds of community engagement, as well as feedback from Squamish Nation Council. These documents will be internally reviewed and then presented to the Community Services Committee in September to Council.

3. Implementation



Once the Allocations Policy is finalized and approved, information about the final policy will be made public and distributed through Squamish Nation communication channels. The Housing Officer will then work to prepare an up-to-date Housing List in advance of the next allocation of 15 homes by the end of 2024.

If you have any questions about Round 2 Engagement, please contact pcprojects@squamish.net