



Fisher River

— CREE NATION

Housing Newsletter

FEBRUARY 2018

QUARTERLY ISSUE (DEC-FEB)

HOUSING ISSUES AND UPDATES

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WELCOME

Tansi,

On behalf of F.R.C.N. Chief and Council and the Fisher River Housing Authority, I would like to welcome you to the first edition of our quarterly housing newsletters.

I have worked in the housing department since 2012 and being the Housing Manager for the past 3 years, I am very thrilled that this newsletter will be a part of the housing departments' goal, which is to keep everyone informed. I enjoy working in this department, not only because it is such an important and significant issue to our people, but an issue that needs to be taken to the federal government as such.

As in all First Nation communities, our communities have over-crowding situations, shortage of homes and homes that need to be maintained, and unfortunately, this continues to be a growing concern each year. When I attend housing workshops on behalf of F.R.C.N. and with other community representatives regarding the same issues; I feel the strength, drive and passion from each representative that these issues need to be addressed.

I hope that this newsletter will be a positive approach to communicating with our members.

Ekosi,



Candace Garson
Housing Manager

OBJECTIVE OF NEWSLETTER

The objective of this and upcoming newsletters is to keep FRCN community members informed on housing issues. This is the first issue that will be delivered through mail and on the websites on a quarterly basis regarding current housing news, updates and issues during the three month period.

The intent of the housing newsletter is provide information to community members off and on reserve and also to gain feedback.

This is the first issue and we hope the feedback to this issue will assist us in continuing to strive better on keeping you informed as communication about FRCN housing issues involves all members.

HOUSING AUTHORITY MEMBERS

Stewart Cochrane, Pamela Lapensee, Fredrick Sinclair, Stephen Murdock and Doug Beyer are the current housing authority.

Housing Portfolio; Councillor Darrell Thaddeus, Councillor Carl Cochrane

The members are on 1 and 2 year terms. Once the term expires, notices will be posted for interested members. Postings will be advertised a month before.

STAFF

Candace Garson, Housing Manager

John McKay, Field Worker

HOUSING STOCK

FRCN currently has 513 housing units;

459 single family dwelling units

2 – 6 plexes (Elders units - rentals)

1 – 8 plex unit

4 – 2BR duplexes (rentals)

1 – 26 bed unit Personal Care Home

CMHC HOUSING PROGRAMS

The **Section 95 2015/16 – 4 unit project** has been recently completed and the homeowners have recently just moved in.

The **Section 95 2016/17 – 4 unit project** will be starting once the weather permits.

The **Section 95 2017/18 application** has been submitted but have yet to receive allocation and approval.

RRAP 2017/18 – 7 unit project. This project was to be complete by February 2018, and has successfully been completed. RRAP applications are being processed for the fiscal year 2018/19. For eligibility under this program, please contact the housing department. CMHC will contact each First Nation, every year, on how many units have been allocated under this program.

RRAP – Regular and RRAP - Disability applications are being processed for the fiscal year 2018/19 and will be ready for submission for April 2018. Community members may contact the housing department for eligibility under either program.

HASI applications are being processed for the fiscal year 2018/19 and will be ready for submission for April 2018. Interested Elders (65 and over) who have not already used this program may contact the housing department for more information or request a home visit.

Emergency Repair Program (ERP) applications are available and will only be approved depending on CMHC funding. This application procedure is the same as RRAP.

SIF Retrofit 2016/17 – 8 units have been completed which was the replacing of wooden basements to concrete.

SIF 2 Retrofit 2017/18 – Under very short notice to FRCN, 30 units have been selected to do repairs/renovations and/or upgrades to water or sewer systems. This project needs to be completed by February 28, 2018 and is in process.

INAC – RENOVATIONS – STREAM 1

FRCN submitted applications for Multi-units, Renovations and Lot Servicing. We have been approved for the Renovations applications only. 10 units have been selected and completed.

INAC – RENOVATIONS – STREAM 2

FRCN submitted applications for Multi-units, Renovations and Lot Servicing. We have been approved for the Renovations applications only. 10 units have been selected and have yet to start.

FIRST NATIONS HOUSING MARKET FUND (F.N.H.M.F.)

FRCN is now offering further opportunities to FRCN members to further pursue individual home ownership. For members that would qualify for a mortgage with one of the participating Lenders, FRCN could guarantee the mortgage up to 25 years. Types of mortgages available are for new construction of a new home, renovations, or refinancing an existing mortgage. For further information and application packages, please contact the Housing Department.

FISHER RIVER HOUSING PROGRAMS

These programs are stated in our housing policy in more detail on page 31:

Fisher River Cree Nation Cost Share Renovation Program

**** Please Note**** The Housing Authority will not reimburse any expenses not approved in advance. Depending on budget availability for each fiscal year, these requests will be considered. More detailed information is on page 31 of FRCN housing policy or you may contact the housing department.

Fisher River Cree Nation Renovation Loan Program

The Fisher River Cree Nation Band Renovation Loan Program offers eligible band members low cost loans to make repairs and renovations to their present homes. The Housing Authority will allocate a specific number of loans on an annual basis. Contact the housing department for more information and eligibility.

Homeownership Programs

A band member may obtain a bank mortgage through the use of a CMHC/ INAC programs or directly through a lending institution. Each fiscal year, the Housing Authority will budget funds to be allocated for equity contributions to qualified individuals for homeownership programs. For more detailed information, please see page 31 of FRCN housing policy.

MATRIMONIAL REAL PROPERTY

There was a brief introduction presentation in October of 2017. As of December 2014 – The MRP on Reserve federal law came into effect.

If First Nations don't come up with their own by-law regarding this matter; they must abide by this law.

More information regarding this law is on the website or information is available at the housing office.

- ❖ We must work together, as a community, to come up with a resolution for what is best for our community and our people.
- ❖ A voting process will need to take place in the near future.
- ❖ Meetings will be held in the near future.

FUTURE HOUSING COMMUNITY WORKSHOPS

We are planning for future housing workshops and engagement sessions for the next fiscal year. Workshops below are being considered:

- Basic Maintenance Workshop
- HRV Maintenance Workshop
- Housing Policy review engagement session
- Matrimonial Real Property engagement session

WINTER & SPRING HOUSING MAINTENANCE TIPS

During Winter Months:

When it's cold outside, a warm house can be prone to moisture condensation on cold surfaces – follow these steps to heat your house safely and prevent mould.

- Lower the indoor moisture levels by using bathroom fans and kitchen range hood.
- Heavy curtains or blinds can cause condensation (water) on your windows - Keep window coverings open so warm air can reach the windows and prevent water buildup.
- Make sure furniture does not block air intake grilles or heating supply vents.
- Check that your heating vents and dampers in the floor grille are open
- Keep inside doors open for better airflow.

As it starts to get colder outside, make sure you follow these tips to prevent mould and moisture indoors:

- Ensure every room in your house is adequately heated. Colder rooms tend to have more condensation and mould problems.
- Prevent and repair leaks. Cracks and holes in walls and ceiling interior surfaces allow moist air to condense in the walls and attics - promoting mould growth.
- Store firewood outside. Even dry firewood releases moisture in your home.

During Spring Months:

As the snow starts to melt, leaks or floods can become a major issue – take a minute to check if you find moisture or water:

- Dry or remove water-damaged items the first 48 hours to prevent mould growth.
- Repair leaks right away.
- Throw away things that can't be dried.
- Pull carpets and furnishings away from wet walls to let air flow and help them dry.

Spring Thaw Checklist:

- 1.** Clear gutters and downspouts. Repair leaks and loose gutters, and make sure water can flow off your roof and away from your foundation and basement windows, at least 1.8 meters (6 feet). Direct the flow away from the house.
- 2.** Keep an eye on the basement and crawlspace every day for signs of water.
- 3.** Make sure your **sump pump** is working properly before the snow begins to melt.
 - Check that sump pump is plugged in at all times.
 - Check that sump pump float switch is operating properly and is not obstructed.
 - Check the sump pump is not plugged up with debris at intakes.
 - Check the sump pump hose is not blocked and it is directing the water away from house, extending far enough to drain away.
- 4.** Clear drainage ditches and culverts if possible.
- 5.** Wait until all danger of frost has passed to re-open the valves to outside hose connections to avoid pipes freezing and bursting.
- 6.** Make sure the land around your home slopes away from the foundation. Also, check that your sidewalks, patios, decks and driveway haven't shifted to cause water to drain back towards your house.
- 7.** Don't place items you value on the basement floor, place them at a higher elevation.

Maintain Your Heat Recovery Ventilator

Your heat recovery ventilator (HRV) can help make your house a clean, healthy living environment, while keeping fuel bills down. But your HRV can't do all this without your help.

It only takes seven simple steps to keep your HRV happy...

Step 1: Turn Off Your HRV

First, turn off your HRV and unplug it.

Step 2: Clean or Replace Air Filters

Dirty or clogged filters can lower ventilation efficiency. Try to clean your filters at least every two months. Filters in most new HRVs can be easily removed, cleaned with a vacuum cleaner, then washed with mild soap and water before being replaced. Older units have replaceable filters. If your HRV is easily accessible, this is a five-minute job.

Step 3: Check Outdoor Intake and Exhaust Hoods

Remove leaves, waste paper or other obstructions that may be blocking the outside vents of your HRV. Without this vital airflow, your HRV won't function properly. During winter, clear any snow or frost buildup blocking outside vents.

Step 4: Inspect the Condensate Drain

Check to see if your HRV has a condensate drain — a pipe or plastic tube coming out of the bottom. If it does, slowly pour about two litres of warm, clean water in each drain pan inside the HRV to make sure it is flowing freely. If there's a backup, clean the drain.

Step 5: Clean the Heat Exchange Core

Check your HRV owner's manual for instructions on cleaning the heat exchange core. Vacuuming the core and washing it with soap and water will reduce dust that can build up inside the core.

Step 6: Clean Grilles and Inspect the Ductwork

Once a year, check the ductwork leading to and from your HRV. Remove and inspect the grilles covering the duct ends, then vacuum inside the ducts. If a more thorough cleaning is required, call your service technician.

Step 7: Service the Fans

Remove the dirt that has been accumulated on the blades by gently brushing them. Most new HRVs are designed to run continuously without lubrication, but older models require a few drops of proper motor lubricating oil in a designated oil intake. Check your manual for complete instructions.

Your HRV should be serviced annually. A video to maintaining your HRV is also on our website.