a home for everyone...

shíshálh
NATION

Supportive Housing Report

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Background & Data Collection

PURPOSE

The intent of this report is to build on the findings of previous shíshálh Nation and regional housing studies to address gaps in the Nation's current policies and programs related to supportive housing. This report is a high-level, guiding document for shíshálh Nation Supportive Housing that provides direction toward a comprehensive, future Supportive Housing Strategy. It takes an inclusive, holistic approach to housing considering the needs of all shíshálh people, with a particular focus on our most vulnerable.

shíshálh Nation received funding from Canada Mortgage and Housing Corporation (CMHC) to conduct initial engagement with Members to understand their supportive housing needs and develop a high level framework for supportive housing for the Nation. The vision, guiding principles and initial policy directions for supportive housing herein were developed through Member and Leadership input gathered in the Spring of 2022.

Findings from existing shíshálh documents and case study examples were combined with the results of Member engagement and discussion with shíshálh Leadership to create this community-driven, community-supported framework. This framework is intended to be a living document and should be revisited and adapted as the needs of the community change.

"Anyone that needs a start"
- shíshálh Staff Member

What is Supportive Housing?

shíshálh Nation defines Supportive Housing as subsidized housing with wraparound supports that help shíshálh people, particularly our most vulnerable community members, to maintain appropriate, stable housing. This is a flexible strategy that recognizes that the housing continuum is not linear but rather cyclical in nature and must consider all the supports a person or household needs to maintain stable housing throughout the life cycle.
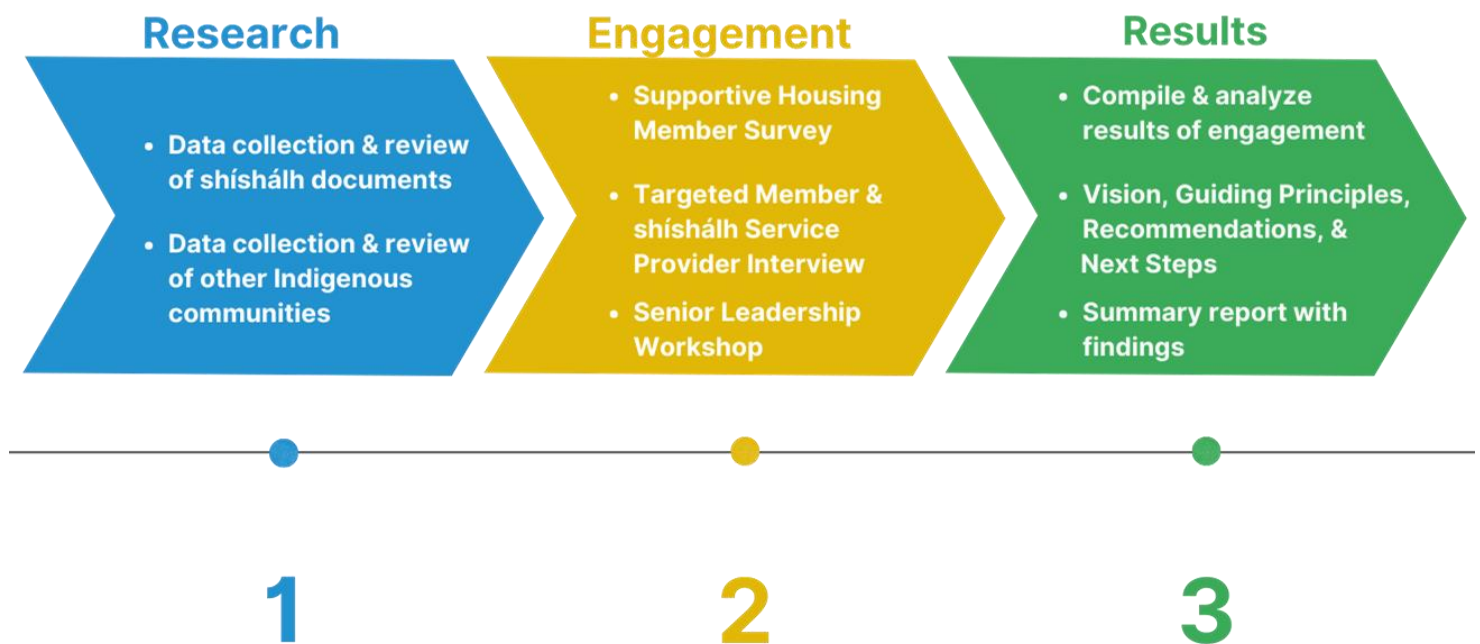
Examples of housing supports may include life skills training, culture and language programs, meals, cleaning assistance, childcare, and connections to off-site services (such as primary health care, mental health, or substance use services, etc.).

APPROACH

This project brought together findings from primary research (Member engagement) and secondary research (review of existing documents) to establish a high level shíshálh Nation Supportive Housing Framework. Primary research consisted of a community survey, in-depth interviews with vulnerable community members and service providers, and a senior leadership workshop with Chief, Council, and senior staff.

Secondary research consisted of a review of both existing shíshálh Nation documents related to housing and 'best practices' for supportive housing policy and programs from other Indigenous communities, two of which are highlighted herein.

The diagram below illustrates the planning process for this project.

Research

- Data collection & review of shíshálh documents
- Data collection & review of other Indigenous communities

Engagement

- Supportive Housing Member Survey
- Targeted Member & shíshálh Service Provider Interview
- Senior Leadership Workshop

Results

- Compile & analyze results of engagement
- Vision, Guiding Principles, Recommendations, & Next Steps
- Summary report with findings

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BACKGROUND

This report was informed by the following planning and policy documents:

o shíshálh Nation Affordable Housing Plan, 2019

o Draft Closing the Housing Gap shíshálh Nation Report, 2020

o Sunshine Coast Housing Needs Report, 2020

o shíshálh Nation Housing Application Form

o shíshálh Nation Strategic Framework

o shíshálh Nation Declaration, 2010

o Philosophy of shashishalhem Education

o shíshálh Nation Housing Structure Document

o Draft shíshálh Nation Supportive Housing Coordinated Access and Assessment (CAA) Committee/Allocation Table Document, 2021

These existing policies, plans and strategies provided insight into the current state of housing and existing trends in the community.

Several key trends were highlighted that informed this report, including, but not limited to the following:

o **Income Gap:** On-Nation Land income is 61% below the average income reported in BC.

o **Unemployment:** On-Nation Land unemployment rate is 14%, approximately double that of the rest of BC.

o **Social Assistance:** 23% of shíshálh Member income comes from social assistance.

o **Aging Population:** Nation Land is estimated to experience growth of over 60% to its population of Elders by 2028.

o **Off-Nation Land Population:** 58% of shíshálh Members live Off-Nation Land.

o **Housing Waitlist:** In August 2018, 84 Members were on the waitlist - 37 living On-Nation Land and 47 living Off-Nation Land.

o **Affordability:** The shíshálh Nation Affordable Housing Plan found that approximately one-third of survey participants spend more than 30% of their income on housing.

BACKGROUND
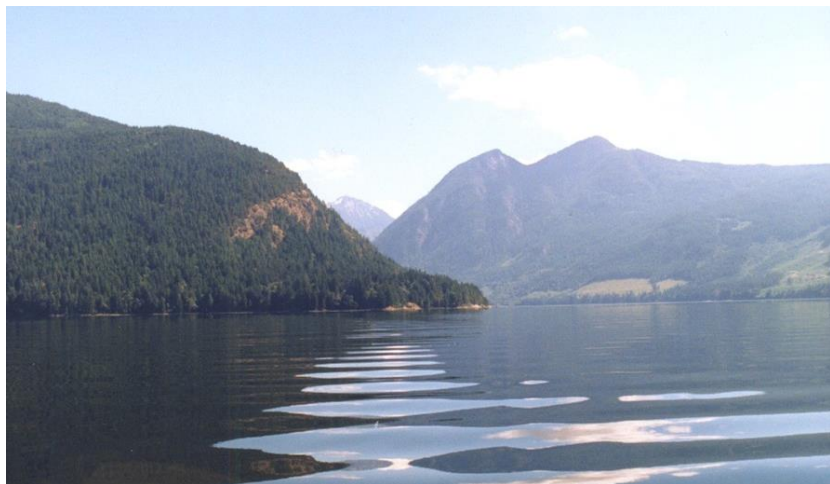
Average age of shíshálh population **On-Nation Land** is expected to rise from **35** in **2018** to **41** by **2028**.

Average age of shíshálh population **Off-Nation Land** is expected to rise from **41** in **2018** to **46** by **2028**.

Source: shíshálh Nation Affordable Housing Plan 2019-2028, 2019

The Sunshine Coast Housing Needs Report, 2020 found that housing is considered unaffordable for even median income households in communities along the Sunshine Coast. Demographic trends indicate that median income levels on shíshálh Nation Land are lower when compared to the regional levels. This trend, along with other trends highlighted above, indicate that shíshálh Members face unique challenges when trying to maintain stable, long-term housing.

Furthermore, there is a major gap in existing research and reports on housing for Members with compounding or complex vulnerabilities (i.e., homeless or at risk of homelessness, Elders, youth aging out of care, those that struggle with mental health and substance use, and those with disabilities). Supportive housing can be one opportunity to begin closing the gap.

BACKGROUND

Successful Models of Indigenous Supportive Housing

Source: Lummi Nation

1. Sche'Lang'En Village: Transformational Housing

Lummi Nation's Sche'Lang'En Village is considered a 'best practices' model of supportive housing. The Nation coined the Village '*Transformational Housing*' for individuals and families making transformational life changes. This model differs from traditional models of 'transitional housing' as it provides more flexibility, not limiting stays to a certain timeframe. The housing development is a gated community that provides a variety of on-site supports including behavioral and medical health services, employment training centre, Tribal Courts, counseling services, victims of crime, and a child welfare centre.

This range of services means this supportive housing development caters to those with needs ranging from emergency and transitional housing to more long-term supportive housing for Elders. The focus is on providing a sense of community and wraparound services, so Members take pride in where they live and have a safe place to call home for however long they need it.

BACKGROUND

Source: Kamloops This Week Website

2. Kikékyelc:
A Place of Belonging

Kikékyelc is a housing development created in a partnership between Lii Michif Otipemisiwak Family and Community Services Society (LMO), the Government of Canada, the Government of British Columbia, and the City of Kamloops. This model of supportive housing focuses on providing affordable housing with on-site supports to Elders and youth aged 16 to 27. This model has a focus on shared learning by linking Elders and youth through mentorship. LMO was finding that youth aging out of care were often put at serious risk of losing their identity, family, community, and culture.

When in this position, they were more likely to encounter homelessness and take part in other high-risk behaviours. Bringing Elders and youth together in this facility creates a sense of cultural identity, community, and purpose. In addition to the mentorship role Elders play to youth at Kikékyelc, on-site support workers are also available to guide youth with life skills, as well as maintaining family and cultural connections.

ENGAGEMENT SUMMARY

1. ## Community Survey:

    Open to all community members, this survey was intended to identify housing needs and establish a vision and guiding principles for shíshálh Supportive Housing that reflect our values as a Nation and where we want to go.

2. ## Eight In-Depth Phone/Virtual Interviews:

    Aimed at shíshálh Members with unstable housing situations and Nation service providers that support these people. Interviews built on our understanding of supportive housing needs and the unique challenges vulnerable community members face in maintaining stable housing. Interviewees were largely chosen based on their desire to share more about their situation after completing the initial community survey. Everyone that signed up for an interview was given an opportunity, however some were unable to be contacted.

3. ## Senior Leadership Workshop:

    Aimed at gathering input and additional insight into supportive housing needs from a Chief and Council, and senior shíshálh staff perspective.

ENGAGEMENT SUMMARY

1. Community Survey

A total of 97 community members completed the survey. Most survey respondents identified as "On-Nation Land Members" (44.3%), with 36.1% identifying as "Off-Nation Land Members" and 19.6% identifying as "Non-Members". The majority of respondents were between the ages of 25 to 54 with 5.2% representation from the Elder population (ages 65+). Female respondents comprised the majority of respondents.

The survey included questions related to community values, priorities, and an overall vision for shíshálh Nation supportive housing. Findings suggest there is an overall lack of housing for shíshálh Nation Members both On- and Off-Nation Land.
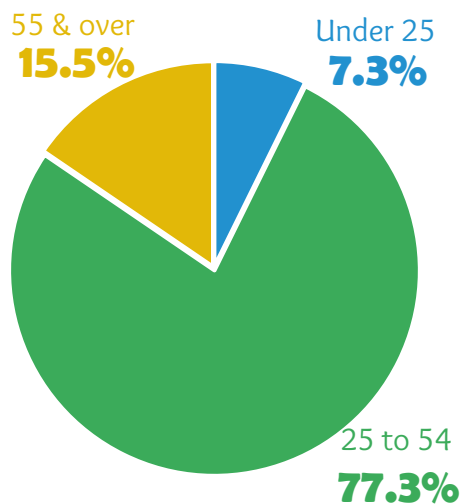
Types of Respondents:

43% of respondents live **On-Nation** Land.

36.1% of respondents live **Off-Nation** Land.

19.6% of respondents are **Non-Members**.

77.3% of respondents identified as **female**.

44.3% of respondents identified as **parent** or **guardian**.

27.8% of respondents were **single people**.

Respondent Ages:

- 55 & over **15.5%**
- Under 25 **7.3%**
- 25 to 54 **77.3%**

ENGAGEMENT SUMMARY

Key trends in the survey provide insight into the types of housing supports and housing community members need. A desire for more clarity and transparency in the process of providing housing to community members was echoed by many survey respondents.

Overall, the survey findings suggest that community members need a wide range of supports and housing types.

Dependents:

54.4% of respondents have **1 or more** dependants.

86.5% of these dependants were **under 18** years old.

48.1% of dependants were **relatives** in their care due to mental or physical impairment.

25.0% of dependants were **not relatives** (by blood, marriage, or adoption) but in their care due to mental or physical impairment.

Housing Waitlist:

35.1% of respondents have **never** been on the housing waitlist.

84.4% of respondents **not** on housing waitlist were **aware** of waitlist.

100% of **On-Nation** Land Members **not** on waitlist were **aware** of waitlist.

22.6% of **Off-Nation** Land Members that are **not** on the housing waitlist were **not aware** of waitlist.

See Appendix A for all Key Themes From Engagement and Appendix B for all Survey Results.

ENGAGEMENT SUMMARY

Types of Supports Respondents Say They Need:

Cultural & language programs/services	**41.1%**
Recreational needs (families/children)	**31.1%**
Social gathering spaces & activities	**28.9%**
Household does not need supports	**28.9%**
Outdoor spaces & gardens	**23.3%**

5 Types of Housing Respondents Say Are Most Needed:

Assisted living for Elders (24/7 support)	**47.7%**
Sober living housing (post-treatment)	**46.6%**
Subsidized housing with no supports (rental subsidy only)	**44.3%**
Housing for youth aging out of care	**42.1%**
Independent housing for Elders & Members with disabilities (with supports)	**42.1%**

ENGAGEMENT SUMMARY

"A Roof Over Your Head"

What we heard from survey respondents when asked what the Nation values most as a community related to housing:

policy · members · anti-discrimination · disabilities · community-empowerment · stability · support · single-parents · addiction-recovery · housing-committee · health · goals · independence · youth · supportive-housing · land · sharing · walkability · healing · security · family · human-rights · supportive · services · elders · rentals · housing-department · access · equity · affordability · unity · nation-owned · language · functionality · homeless-shelter · safety · community · accessibility · acceptance · independent-housing · housing-everyone · action · financial-support · children · reliability · respect · accountability · connection · care-home · inclusivity · space · selling-land · closeness · cultural-supports · housing-members · understanding · elder · rent-to · social-housing · dignity · integrity · honor · long-term · assisted-living

"Lifting People Up"

What we heard from survey respondents when asked what is most important to you as we consider our definition of 'Supportive Housing':

harm-reduction · follow-through · subsidy · comprehensive · value · community · transparency · housing-first · healing · lifting-up · health · everyone · single-parents · treatment · loyalty · respect · education · trust · vulnerable · low-income · low-barrier · elder · sobriety · supports · welcoming · counselling · staff · equity · affordability · policy · funding · goals · life-skills · long-term · outdoor-activities · inclusivity · elders · safety · acceptance · healthy · multi-family · stability · children · culture · strength · meals · members · single-people · homeless · programming · services · love · youth · security · domestic-violence · suitability · compassion · mental-health · family · urgent · accessibility · disabilities · independence · structure · happiness · families · affordable · history · students · accountability · dependable · availability · access · training · supervision

2. Interviews

Eight open-ended interviews were conducted via phone or virtually as part of the Member engagement process. Detailed accounts of the interviews have not been included in this report to protect the anonymity of those interviewed.

Interview data was compiled and analyzed in conjunction with the survey results and integrated into the report in the form of common themes and/or quotes throughout, adding value to survey themes. Interviewees included vulnerable Members (i.e., Elders, homeless/at risk of homelessness, those in transitional housing) and service providers that work with vulnerable Members.

Three key themes reiterated throughout the interviews included:

a. a potential lack of awareness around existing housing policies and how those on the housing waitlist are prioritized;

a. that shíshálh Nation is a caring community of Members that support each other and share their homes with those in need; and

a. a need for wraparound services with a focus on education and life skills development.

These three themes highlight the need to consider clarity and transparency in process in the development of supportive housing programs and the importance of building capacity so that Members can continue to help each other in their homes.

> " I raised a lot of children here, always at least one person is brought in here living with me. I was raised this way – grew up with 25 people living with me at once. "
> - Interview Participant

3. Senior Leadership Workshop

A Senior Leadership Workshop involving Chief, Council, and Senior Staff was conducted to obtain additional insight into current processes and potential gaps in supportive housing initiatives. The Workshop highlighted the need to consider how shíshálh's culture of intergenerational living can be applied to supportive housing. This echoes themes identified through the Member survey and interviews related to the importance of shared learning between generations and overcrowding in shíshálh households due to shíshálh's nature of taking those in need, whether they be family members or not.

Also identified was the need to consider an inclusive approach to supportive housing encompassing a variety of supports, for different population groups and diverse types of housing.

Senior Leadership did not identify one group as most in need of housing but rather identified the following major types of housing they saw as most in need (in no particular order):

a.   At-home support, assisted living, and independent living for Elders and Members with disabilities;

a.   Harm reduction housing (pre and post-treatment);

a.   Youth housing (for those aging out of care); and

a.   Complex Care (i.e., those with complex, overlapping issues that require 24/7 care).

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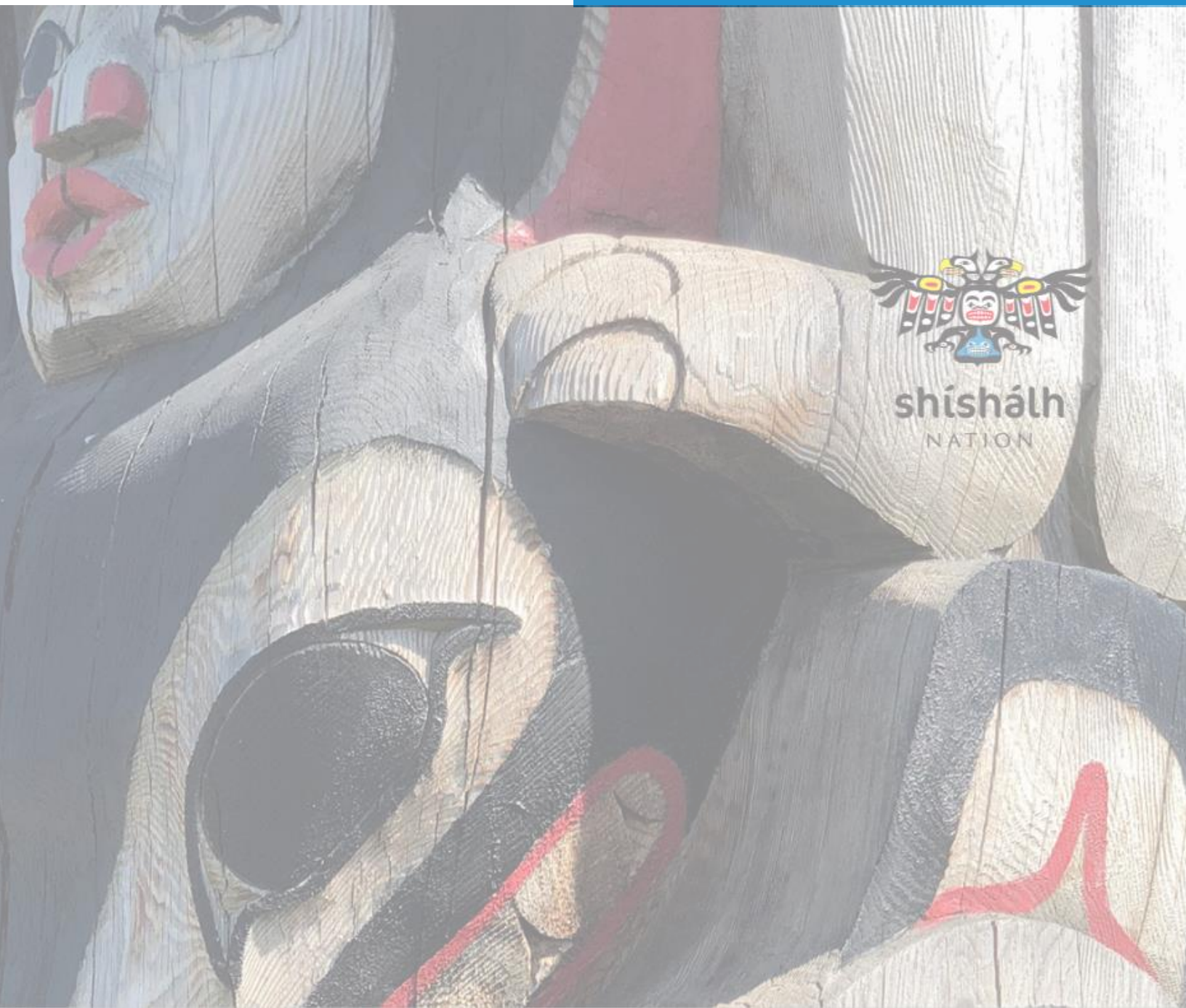
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Supportive Housing Framework

INTRODUCTION: THE FRAMEWORK

shíshálh Nation's model of Supportive Housing takes a holistic approach, recognizing that housing is not a linear model but rather a dynamic, cyclical process where people may need different supports and types of housing at different points in their lives. This challenges the traditional, linear notion of 'transitional housing' and implies that one may undergo many different transitions through their lifespan that impact their housing situation.

shíshálh Nation's approach is somewhat modelled after the City of Kelowna's Housing Wheelhouse, a circular continuum which also recognizes that the traditional linear approach to long-term, stable housing may not apply to everyone.

The Nation's Supportive Housing Framework, developed based on the results of Member engagement, Indigenizes the Housing Wheelhouse and takes into consideration the deep-rooted impacts colonization has had on Indigenous peoples. It recognizes that housing is closely linked to a variety of factors that impact our overall health and wellness. Broadly, these factors can be broken down into environmental, social, cultural, and economic factors. With this in mind, shíshálh Nation's Supportive Housing Framework recognizes that long-term, stable housing for the Nation relies on a solid foundation, and on-going support.

> "Supportive housing needs to be decolonized - colonial processes need to be broken down and we need to be more flexible and Indigenize the process. "
> - Interview Participant

In the Framework, concepts from the Housing Wheelhouse and other frameworks related to health and wellbeing (Healthy Built Environment Linkages Toolkit, Web of Being: Determinants and Indigenous People's Health, and First Nations Perspective on Health and Wellness) are modified to reflect Nation-specific needs as desired and as understood through project engagement initiatives. It illustrates the interconnected nature of housing and wellness, including a focus on community and an integration of culture and language.

INTRODUCTION: THE FRAMEWORK

shíshálh Nation's Supportive Housing Framework

The Framework suggests shíshálh Nation supportive housing is built around 4 key principles:

Community Members:

Taking an inclusive approach to housing, this may not strictly be defined as only shíshálh Nation Registered Members but also considers those non-Members that are considered part of the community (i.e., spouses, non-registered children, etc.).

Housing Needs:

The types of housing that were found to be prioritized by the community.

Housing Challenges:

Major challenges related to housing that may make maintaining stable housing more difficult.

Wraparound supports:

The supports that were found to be most important to the community with respect to housing.

shíshálh Nation's Supportive Housing Framework

Wraparound Supports

Housing Needs

Housing Challenges

Community Members

Community Members:
- Single Parents
- Families
- Children
- Spouses
- Elders
- Youth
- Disabled Members

Housing Challenges:
- Maintaining Cultural Identity
- Affordability
- Violence
- Housing Shortage
- Physical Health
- Addiction Treatment
- Mental Health
- Aging Out of Care
- Acknowledging History
- Rental Instability

Housing Needs:
- Housing For Youth Aging Out Of Care
- Sober Living Housing (Post-Treatment)
- Independent Housing for Members With Disabilities
- Subsidized Housing With Only Financial Supports
- Assisted Living For Elders
- Independent Housing For Elders

Wraparound Supports:
- Access to Nature
- Recreational Programming
- Access to Essential Services
- Safety Supports
- Education Services
- At-Home Support
- Childcare
- Employment Services
- Substance Use Services
- Life Skills Development
- Financial Support
- Social Gathering Spaces & Activities
- Mental Health Services
- Culture & Language Programming

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VISION & GUIDING PRINCIPLES

Vision

A home for everyone:

Community members have access to housing that is safe, affordable, and culturally appropriate. We all have the support we need to maintain appropriate, stable housing, and everyone has a place to call home.

Guiding Principles

1. **Leave no one behind:**
   Promote an inclusive, equitable, and transparent approach to supportive housing built around understanding and acceptance so that everyone has a sense of belonging within the community.

2. **A place to call home:**
   Encourage a supportive housing model that provides a comfortable, long-term housing solution for community members with a particular focus on our most vulnerable members, providing them with a sense of safety, security, and dignity.

3. **A lifespan perspective:**
   Acknowledge the importance of intergenerational living and value it offers in the form of shared learning, shared support, and connection to culture and language.

4. **Members helping Members:**
   Recognize that providing housing to everyone requires a collaborative community effort. Members, leadership, and administration need to work together to build capacity for Members to support each other.

5. **Build communities, not houses:**
   Understand the connection between stable housing, health and wellness, and the built environment by taking a comprehensive, community-building approach to supportive housing with a range of supports and programming.

> **" Instead of a hand-out, we need a hand-up. "**
> - Interview Participant

RECOMMENDATIONS

Recommendations	Related Guiding Principles
1. Encourage supportive housing development that is functional, attractive, and culturally appropriate and that considers integration of "Universal Design Guidelines" and an "8 to 80" approach – meaning supportive housing is designed for a variety of ages and abilities.	**A place to call home** **Leave no one behind**
2. Nurture a sense of trust and transparency with Members by enhancing communications around the Nation's existing supportive housing initiatives and connect Members to other external support services as needed.	**Leave no one behind** **Members helping Members**
3. Revisit the shíshálh Nation Affordable Housing Plan from time to time to ensure it still represents the needs of the community. This includes consideration to whether the existing housing application criteria prioritizes those most in need of housing.	**Leave no one behind**
4. Implement a community-building approach to supportive housing by modelling development after 'best practices' that have worked in other Indigenous communities (such as Sche'Lang'En Village and Kikékyelc). This includes a focus on wraparound services, shared learning, and an 'intergenerational' approach. Life skills development and culture and language should be closely integrated in this model.	**A lifespan perspective** **Build communities, not houses** **Members helping Members**
5. Model future supportive housing development after shíshálh Nation's Supportive Housing Framework, focusing on long-term solutions and consideration of the following: Healthy Built Environment Linkages Toolkit, Web of Being: Determinants and Indigenous People's Health, and First Nations Perspective on Health and Wellness.	**A place to call home** **Build communities, not houses**

RECOMMENDATIONS

Recommendations	Related Guiding Principles
6. Promote a multi-pronged approach to supportive housing that recognizes the need for supportive housing policy and planning, as well as construction of supportive housing units.	**A place to call home** **Build communities, not houses**
7. Support caregivers that take in Members in need with the tools and resources they need to help each other and help themselves.	**Members helping Members** **Build communities, not houses**
8. Work together to define what it means to be a shíshálh community member to ensure no one in need of housing support is left behind.	**Leave no one behind**

9. Consider leveraging this Framework to secure additional funding for a comprehensive supportive housing strategy for the Nation. Possible funding sources for a larger project and/or construction of supportive housing units could include:
  o BC Housing Building BC: Indigenous Housing Fund
  o New Relationship Trust Fund: Nation Building Fund
  o CMHC National Housing Co-Investment Fund
  o CMHC Affordable Housing Innovation Fund
  o CMHC Rapid Housing Initiative
  o CMHC Proposal Development Funding for First Nation Communities
  o PlanH Healthy Communities Grant Program
	Build communities, not houses

10. Consider development of a Master Plan for each new supportive housing initiative within the community. The Master Plan would cover location, target population, amenities and supports, site and building design, infrastructure, ownership and management structure, further community engagement, etc.	**Leave no one behind** **A place to call home** **A lifespan perspective** **Members helping Members** **Build communities, not houses**

CONCLUSION

Key Terms

Universal Design Guidelines:

The Centre for Excellence in Universal Design defines Universal Design as "the design and structure of an environment so that it can be understood, accessed, and used to the greatest extent possible by all people regardless of their age or ability."

Source: Rick Hansen Foundation Website

8 to 80 Approach:

Known as "8 to 80 Cities" this approach could be applied to supportive housing developments. The belief is that if everything in our community functions well for an 8-year-old and an 80-year-old, then it will function well for everyone.

Source: 880 Cities Website

CONCLUSION

Supportive Family Housing Projects

shíshálh Nation's first supportive housing project is currently underway. The CMHC funded Rapid Housing Initiative will comprise of three supportive housing duplexes (six units) and a support building. The project, located on Kwatamus Avenue, is targeted toward families, with a focus on shíshálh women and children.

The project will be organized around shíshálh Nation's Declaration. Specifically, the following:

"7. We retain our shared responsibility for the upbringing, training, education and well-being of our children and we support the development of healthy shíshálh families and community."

The Nation is currently developing a Supportive Family Housing Program that will include the CMHC funded Rapid Housing project currently under construction, as well as a Pilot Project. The Pilot Project consists of an older mobile home at Schetxwen Kemew, installed in fall 2021.

BC Housing has committed to providing 20 years of operational funding for this new program. These facilities and programs will be managed by shíshálh's Community Member Service Division (CMS).

More information on the application and selection process will be provided to community members in the coming weeks and months.

We hope to develop other Supportive Housing programs, based on community needs and feedback, when more funding can be secured.

For more information please contact:

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