

Skookum Lab

HOUSING REPORT 2020

Understanding the Housing Experiences
of Indigenous Households in Surrey





Acknowledgements / Statement of Recognition

Our work takes place on the traditional territories of the Coast Salish, including the Semiahmoo First Nation, the Kwantlen First Nation, the Katzie First Nation, the Kwikwetlem First Nation, the Qayqayt First Nation and the Tsawwassen First Nation. We recognize their connection to this land and acknowledge that we are newcomers to Surrey like everyone else. Our group, the Surrey Urban Indigenous Leadership Committee, does not represent these land-based First Nations, and we are careful not to speak on their behalf. Instead, we represent urban Indigenous people that have moved here from all over BC and in fact, from all over Canada to make Surrey their home. Our focus is on making Surrey a great place for Indigenous people living in the city, regardless of where they come from, their legal status, or their particular cultural heritage. As we do this, we endeavour to live in a good way with the land-based First Nations that have called this land their home since time immemorial

Vancity
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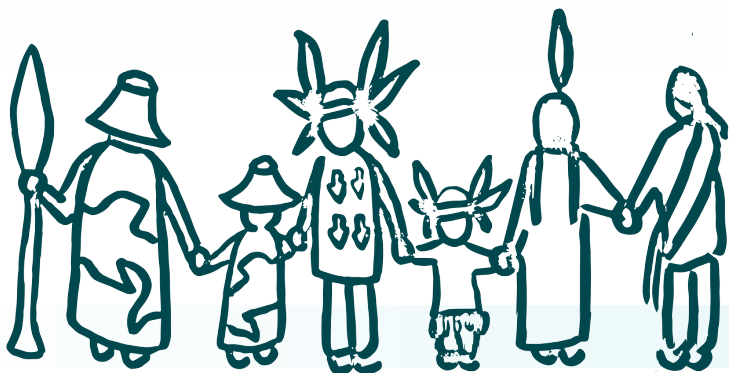
Services aux
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CONTENTS

1	INTRODUCTION	7
1.1	About Skookum Lab	7
2	GUIDE GROUP ENGAGEMENT	11
2.1	Overview	11
2.2	Themes	11
3	STAKEHOLDER INTERVIEWS	15
3.1	Housing Needs & Challenges	15
3.2	Housing Development Priorities, Barriers, & Potential Solutions	20
3.3	Partnerships	25



4 PROFILE OF ISSUES FACING THE URBAN INDIGENOUS POPULATION IN SURREY

27

- 4.1 Overview of Indigenous Population & Household Demographics in Surrey 27
- 4.2 Indigenous Housing in Surrey 29
- 4.3 Homelessness by Indigenous Identity in Surrey 30
- 4.4 A Profile of Indigenous & Non-Indigenous Renter Households in Surrey 31
- 4.5 Deep Dive into Core Housing Need for Indigenous Renter Households in Surrey 37
- 4.6 Key Takeaways 45

5 SUMMARY & NEXT STEPS

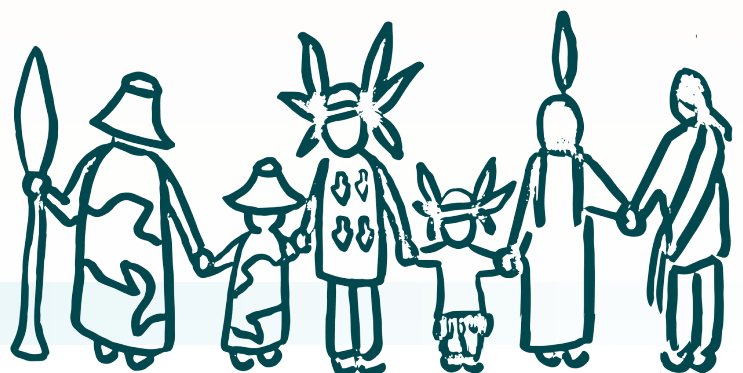
47

APPENDIX A | GLOSSARY

APPENDIX B | #SKOOKUMHOME

APPENDIX C | LIST OF STAKEHOLDER INTERVIEWEES

APPENDIX D | BEST PRACTICES REVIEW: HOUSING SOLUTIONS FOR CHILD & YOUTH POVERTY IN FAMILIES



EXECUTIVE SUMMARY

About the Project

Skookum means strong, powerful, and brave. With the support of strong leadership, powerful methodologies, and a brave community, Skookum Lab is developing new ways to address Indigenous child and youth poverty in Surrey, BC.

Convened by the Surrey Urban Indigenous Leadership Committee (SUILC), Skookum Lab puts Indigenous wisdom at the centre of its activities. Skookum uses a social innovation approach to tackle this complex issue in BC's largest urban Indigenous community. It's a methodology Indigenous Peoples have used since time immemorial.

This report was developed to support Skookum Lab's work through research and analysis of the housing issues affecting Surrey's urban Indigenous population. The report includes findings drawn from Lab Guide Groups, key informant interviews, and quantitative analysis of data on Indigenous households and housing conditions.



What the Guide Groups Tell Us

The Guide Groups were engaged during this research and identified a number of key issues impacting the Urban Indigenous peoples of Surrey. These include a lack of security they experience with regards to their housing: unsafe housing conditions, rising rents, discrimination and predatory landlord behaviour, and unsafe housing conditions combine to make Indigenous people feel unsafe and unwelcome in their housing. A lack of resources and supports also emerged as a key issue, particularly resources for youth and legal resources and supports. And finally, the Guide Groups noted that there was no practical path to home ownership for most Indigenous residents of Surrey.



What Our Partners Tell Us

Indigenous households face a range of very real issues that aren't quantified, and many of which are systemic or historical in nature, including discrimination, systemic racism, mental health challenges, and distinct cultural needs. Despite a growing and significant population of Indigenous households in Surrey, the community doesn't have the same foundation of service providers for Indigenous individuals and families compared to Vancouver. There are far fewer Indigenous housing organizations in Surrey than Vancouver and those that exist are smaller with less capacity. Stakeholders reported that this is due to underinvestment in Surrey Indigenous housing over the years.

Surrey has a strong and growing Indigenous presence, with service providers who have taken some great steps towards addressing housing challenges. At the same time, there is need to catch up with the existing needs of the growing Indigenous population.

Large Indigenous families are common, with extended relatives and friends often joining households as part of a family. Housing with enough bedrooms to meet National Occupancy Standards (NOS) for large families are usually unaffordable and can be very difficult to find. There is a need for more affordable, large family units in the City. Westernized regulations and policies such as NOS are not always appropriate for Indigenous families. These challenges can result in the removal of children and breaking up of families.

Systemic poverty, racism, and trauma have and continue to affect Indigenous peoples' abilities to access and afford housing. These factors have also affected and continue to affect the support received by Indigenous service providers (i.e., from funders, residents, and elected officials) and their ability to develop housing. Actions taken to address Indigenous housing needs must be led by Indigenous people and organizations, and developed within an Indigenous framework, which respects and understands Indigenous issues and culture.

Stakeholders emphasized the housing needs of youth aging out of care who have been removed from families or are dealing with addictions and mental health challenges. Youth aging out of care often do not have the option to return to a family housing situation and are often faced with a lack of supports to help transition to learning of life skills, including securing and maintaining housing.

Furthermore, the pandemic has highlighted gaps and existing vulnerabilities and hampered access to many services, making some precarious situations more precarious. At the same time, it has created temporary stability for some vulnerable individuals by preventing evictions. Key informants are wary about the effects that will be felt as emergency protective measures and supports end.



What the Data Tells Us

By 2021 population projections show that Surrey will have the highest population of residents (16,362 residents) who identify as Indigenous. Indigenous households are more likely to be renters, and more likely to experience core housing need,¹ signalling a significant risk of housing vulnerabilities. The large majority of these Indigenous households in core housing need are renters (88%).

Indigenous households in Surrey were about twice as likely to be renters as non-Indigenous households. Renters in general are more likely to experience housing insecurity due to evictions, difficulty finding housing due to low vacancy rates, landlord-tenant issues, overcrowding, and the rising cost of rent. While these are issues for renters everywhere, they are particularly pronounced throughout Metro Vancouver, with a high cost of rental and low vacancy as major issues for renters.

Both First Nations and Métis renter households earn less than their non-Indigenous counterparts; however. Lone-parent households made up a higher proportion of all Indigenous households compared to non-Indigenous households. These households are, by definition, single income families, and therefore more likely to experience affordability challenges than couple households as they struggle to access affordable housing options that provide enough bedrooms for their families needs.

Indigenous renting families tending to be more likely to live with another person (either related or unrelated) than non-Indigenous households. In other words, Indigenous renter households are more likely than non-Indigenous renters to either be lone-parents, or to have some form of extended household. They were also more likely to live in non-family households, particularly with roommates, than non-Indigenous renter households. Interestingly, however, Indigenous households were less likely to form multi-generational households than non-Indigenous households. This likely relates to the ethnic and cultural diversity in Surrey, where refugee, immigrant and other newcomer families may be more likely to be multi-generational.

Across all Indigenous renter household types and ages, median income was lower than for non-Indigenous renters, indicating a strong potential for greater vulnerability to affordability issues. Indigenous renters across all age groups experienced high rates of core housing need (between 42% and 45%), with the younger age groups (those aged 15 to 29 for lone parents and 30 to 44 for non-family households) having the lowest incomes.

¹ According to CMHC, a household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability, standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Housing standards are defined as follow:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements

The need for non-market housing to serve Indigenous households in Surrey is high. As of March 2020, there were 233 Indigenous households waitlisted on the BC Housing Registry for non-market housing in Surrey. The total number of waitlisted Indigenous households in Surrey represents 8% of the overall Indigenous applicants for non-market housing across BC. Over half of the Indigenous applicants in Surrey are families (126 households), representing 10% of the need for Indigenous family non-market housing across BC.

While the BC Housing Registry indicates there are 233 Indigenous households on the waitlist in March 2020 for non-market housing, the 2016 core housing need data shows that there were 1,665 Indigenous households experiencing housing challenges in Surrey. This means that the units designed to meet immediate Indigenous housing needs only serve one in every five households in need (or only 18%). Based on this, there is currently an estimated unmet housing demand for the remaining 1,400 Indigenous households who are struggling with core housing need. It is likely these households are living in precarious housing situations with little income left to cover other living expenses.

In summary, there are significant and distinct housing needs for Indigenous community members in Surrey. Indigenous households are more likely to rent, more likely to be lone-parents or have extended family or unrelated roommates as part of their household, and likely earn lower incomes than non-Indigenous renting households. These factors impact the likelihood of experiencing core housing need, and when combined with current rental market conditions in Surrey (low vacancy rates, low availability, and increasing cost of rentals) put Indigenous renters at much greater risk of housing vulnerability than the non-Indigenous population as a whole. With 1,665 households in core housing need, of which the large majority are renters (88% or 1,470 households), the need for additional units focusing on Indigenous households is strong. Of these renter households, 635 are lone-parent families (43% of Indigenous renters in core housing need), and 480 are non-family households (31%), meaning that new culturally-responsive housing development should be designed to support these households, who are most at risk of experiencing affordability and other housing issues.



1 INTRODUCTION

1.1 About Skookum Lab

Almost half of Surrey's Indigenous population is under 25 years old and one in four Indigenous children and youth live in poverty in Surrey. Existing systems are clearly not working. In response, Skookum Lab was convened by the Surrey Urban Indigenous Leadership Committee to put Indigenous wisdom at the centre of tackling Indigenous child and youth poverty. It uses a social innovation lab methodology to bring existing stakeholders and networks together in new ways to address complex problems.



A SOCIAL INNOVATION LAB:

- Creates understanding about a complex issue
- Commits to action and testing solutions ("prototyping")
- Uses systems thinking
- Incorporates thoughtful experimentation as a design principle
- Includes diverse stakeholders including people impacted by the issue
- Intentionally aims to transform systems that create and sustain the issue
- Indigenous social innovation centres Indigenous wisdom within the methodologies of social innovation labs.

Indigenous social innovation centres Indigenous wisdom within the methodologies of social innovation labs.

One of the outcomes of the Skookum Lab is the launch of a CMHC Housing Solutions Lab that aims to assess the housing needs and aspirations of Indigenous people living in Surrey and create a strategy for increasing Indigenous housing options in Surrey. This document is a summary of research conducted to support this Housing Solution Lab.

HOUSING SOLUTIONS LAB

In support of the Housing Solutions Lab, a number of research and engagement processes were underway over the spring and summer of 2020. The purpose of these was to collect information on 1) the housing aspirations of Indigenous people in Surrey and 2) the challenges and opportunities for addressing Indigenous housing needs and aspirations. This work drew on a wide range of sources, including the perspectives of Indigenous residents of Surrey, local housing stakeholders, statistical information, and other studies.

#SKOOKUMHOME CAMPAIGN

The #skookumhome campaign invited Indigenous residents of Surrey to share their housing aspirations throughout July and August 2020. It was open to all Indigenous Surrey residents. Kwantlen artists Elinor Atkins and Métis artist Lisa Shepard each created a colouring sheet in which contest participants could draw, write a poem or a song, make a collage, take a picture, or any other way that they could creatively show “What would make a house into a home?”. The campaign received a total of 92 entries and these images are filled with creativity, emotion, colour, and Indigenous art showing what makes a home. A select number of images from the campaign are highlighted in this report.

GUIDE GROUPS

Thirty-eight participants from the Skookum Lab Guide Group were engaged during the summer months of 2020 to take a deeper dive into the housing needs and challenges of different types of Indigenous households in Surrey. The Guide Group was asked to answer questions such as:

- What has your housing journey been like up to now? How did you come to Surrey?
- Do you feel confident/secure about your housing situation in Surrey?
- What has been your experience with landlords and renting in Surrey?
- Have you been supported to find/keep housing in Surrey? If so, what supports did you access?
- If you could have your dream Indigenous housing situation what would it look like?
- How would you build your dream Indigenous housing in Surrey?
- What is your housing aspiration? Can you see yourself owning a home one day? Why/why not?
- If there was a program or pathway to increase Indigenous home ownership would you be interested?

A summary of findings from these discussions can be found in section 3.

KEY INFORMANT INTERVIEWS

Sixteen interviews with a range of government agencies and non-profit organizations were conducted in July and August 2020 to better understand challenges and opportunities for Indigenous housing from the perspective of stakeholders. The purpose of the interviews was to:

- Fill gaps in understanding of Indigenous housing needs
- Explore why Surrey has so little Indigenous housing and the barriers to addressing this
- Identify best practices and innovations
- Identify partnership opportunities and barriers
- A summary of findings from the interviews can be found in section 4.

STATISTICAL DATA

A deep dive into statistical data on demographics and housing for Indigenous residents of Surrey was completed. This research primarily drew on data from Statistics Canada censuses and CMHC housing data. This research can be found in section 5.

PROMISING PRACTICES

A promising practices review was completed looking into Indigenous-led housing solutions that work to support family stability, break the cycle of child poverty, and address the 4Cs of Skookum Lab:

- Community belonging
- Connection to family
- Cultural awareness/visibility
- Cash/financial security

This research looked at communities across Canada, with a particular focus on urban areas comparable to Surrey, such as proximity to or part of a large urban metro area, significant Indigenous population, child and youth poverty, and the presence of active Indigenous organizations. Promising practices are highlighted throughout the report and a full summary can be found in **Appendix D**.

2 GUIDE GROUP ENGAGEMENT

2.1 Overview

Thirty-eight participants from the Skookum Lab Guide Group were engaged during the summer months of 2020. The questions asked were as follows:

- What has your housing journey been like up to now? How did you come to Surrey?
- Do you feel confident/secure about your housing situation in Surrey?
- What has been your experience with landlords and renting in Surrey?
- Have you been supported to find/keep housing in Surrey? If so, what supports did you access?
- If you could have your dream Indigenous housing situation what would it look like?
- How would you build your dream Indigenous housing in Surrey?
- What is your housing aspiration? Can you see yourself owning a home one day? Why/why not?
- If there was a program or pathway to increase Indigenous home ownership would you be interested?

2.2 Themes

LACK OF SECURITY:

"INDIGENOUS PEOPLE DO NOT FEEL SAFE OR WELCOME IN HOUSING."

In every focus group, participants shared their experience of a lack of housing security in Surrey. Security includes both having a stable housing situation and having a safe one. With rising prices, discrimination, and predatory behaviour, housing security is a major issue among Indigenous residents.

Rising Rents

Many reported being pushed out of their homes because of rising rents: “you have to pay a high price and lower your living standards considerably to find housing.” In dreaming their ideal Indigenous housing situation, participants wanted stable, safe housing, where they and their families would be able to grow.

Discrimination & Predatory Behaviour By Landlords

Discrimination by landlords adds to the difficulty of finding a place to rent. Participants described discrimination based on race, to the point that securing a place was markedly easier when white partners or white-passing family members would contact landlords. Age discrimination compounded this issue. One landlord asked a young mother, “will the cops be here for domestic violence, drug use?”. In this environment of increasing prices and discrimination, many people have to cope with unacceptable conditions. Because of the difficulties in finding a place to live, one service provider shared that “lots of clients are afraid of their landlords, don’t feel safe... they want to move but they can’t afford to move”. Precarious living conditions also leaves people vulnerable to sexual exploitation. A participant described having 5 different landlords ask for sex in exchange for rent.

Unsafe Housing Situations

Far too many people described their housing situation as putting their safety at risk. Many described landlords putting off or outright refusing to fix unfit living conditions. Other landlords and neighbours were frequently described as “nosy”, including repeatedly entering their home without giving notice, making frequent noise complaints, and even calling the police over things like a plumber or a pet dog. Another person brought up the difficult questions that housing insecurity leaves people with: “Do I sleep outside or do I sleep in this van with this man? It comes down to very basic needs and safety.”

NOT ENOUGH RESOURCES OR SUPPORTS:

“MORE ADVOCACY ON BEHALF OF VULNERABLE TENANTS: THERE IS NOT ENOUGH KNOWLEDGE AND RESOURCES AVAILABLE TO THEM TO PREVENT EXPLOITATION.”

Indigenous people in Surrey are diverse, and the housing needs for urban Indigenous people in Surrey reflect that. While participants described Keginow Native Housing Society as providing safe, affordable housing, there are more needs than they can fulfill. Several participants cited long waiting lists. Some people feel that Keginow is unable to meet their housing needs, such as having room for inter-generational families, or allowing pets. Moreover, participants highlighted the need for services beyond just providing housing in Surrey. There are needs for cultural, community, and legal supports and resources. Responses to the question, “If you could wave a magic wand and have your dream Indigenous housing situation what would it look like?” focused heavily on gathering spaces for cultural and community activities. Many participants left their families and their support systems when they moved to Surrey. Even one Katzie participant who had been born and raised in Surrey said that “there is a sense of isolation and detachment from the larger community.”

Supports for Youth

A lack of physical spaces to gather, engage in cultural activities, and build community increases this sense of isolation. This is particularly important for youth. Participants reported youth not knowing about community supports. Others said that Indigenous youth, especially those separated from their families by Child Protection Services, do not trust the existing services. Moreover, participants reflected on the ways that having a strong community helps other aspects of their housing needs. One commented that they feel safer now that they have a friendly relationship with their neighbours. Several shared experiences of people opening up their homes to help others who would otherwise be homeless. This includes youth couch-surfing, as well as vulnerable tenants who are evicted and temporarily move in with a friend or family member. Strong community and cultural supports would have a wide-reaching effect on people’s housing situation.

Legal resources and supports

Participants also raised the need for legal resources and supports. In the Youth Guide Group, one person described their dream Indigenous housing situation as having “programs to teach life skills and better equip indigenous population to not be exploited or have their rights infringed on.” Vulnerable tenants are facing unfair and illegal behaviour from landlords and feel like they have no potential recourse. In every focus group, participants brought up unfair evictions. The one participant that described challenging a landlord over an illegal eviction said, “the battle is exhausting, how do we navigate this?”. This feeling of powerlessness in confronting landlords was a common theme. Throughout the groups, participants called for more dedicated supports that will allow for vulnerable tenants to stand up to unfair and illegal treatment from landlords.

NO PRACTICAL PATH TO HOME OWNERSHIP: “PAYING SOMEONE ELSE’S MORTGAGE.”

Participants in every group were overwhelmingly positive about their desire to own a home, and their interest in a pathway to increase Indigenous home ownership. Several were hopeful that, if they are able to transition into a solid career, save money, and not see house prices rise too much, then they will be able to own their own home. One remarked that she was racing her grandmother to become the first person in their family to own their own home since colonization. This story highlights both the hopeful possibility, and the challenging realities that many Indigenous residents face. One participant remarked that they had “not seen an Indigenous landlord,” and felt that “they are not represented in the homeowners’ market.” This is even as Indigenous people are paying such high rent that they “can actually afford a mortgage, but they have never been shown or told that they can be homeowners.” Multiple participants said that they had never been educated about credit scores, and their credit from things like student debt now means they cannot get a large enough mortgage to own a home in Surrey. Others described the ways that rising rent and house prices make it difficult to save to buy a home. Some feel that home ownership will always be out of reach.

Participants also described ways that Indigenous home ownership could be addressed. Rent-to-own models might help people that can afford a mortgage, but do not have the credit or savings to buy a home. Many expressed their desire for Indigenous co-op housing as a path to home ownership that involves shared responsibility and community. While there is desire and hope for increased home ownership, ultimately participants described a situation in Surrey that makes it very difficult for Indigenous renters to buy their own home.

STAKEHOLDER

3 INTERVIEWS

This section summarizes the findings from the stakeholder interviews completed with local non-profit organizations and government agencies. A list of interviewees can be found in Appendix C. This summary focuses on themes and insights shared by three or more participants. The number of interviewees that reported on a theme is noted in parentheses.

3.1 Housing Needs & Challenges

Each interview was asked a series of questions about the housing needs and challenges being experienced by Indigenous families in Surrey, including:

- What factors or attributes motivate Indigenous families to move to and from Surrey?
- What housing needs or demands are not currently being met for Indigenous families in Surrey?
- What are some of the key reasons that Indigenous families are struggling to find or maintain appropriate housing or service supports?
- Is this changing due to the current health and economic climate due to Covid-19?
- How do these unmet needs and challenges contribute to child and youth poverty in families?

All interviewees reported that Indigenous individuals and families are moving to Surrey because of its affordability relative to other Metro Vancouver municipalities. This has been observed in both Indigenous individuals and families moving from Vancouver and from communities outside the region. It was also reported that Indigenous people from across BC are attracted to Surrey because of the large existing population of Indigenous people and a strong existing cultural presence (7).

Interviewees noted the lack of services and supports in Surrey compared to Vancouver despite comparable populations of Indigenous households (7). These include friendship centres, programs and centres for Indigenous people struggling with mental health challenges, and various forms of housing and funding opportunities.

DECREASING AFFORDABILITY IN SURREY

Housing affordability was identified as one of the largest housing challenges for Indigenous households (14). While Surrey is more affordable than Vancouver, many interviewees also reported that the cost of housing in Surrey has risen in recent years and is causing some families to move away (9).

There were eight interviewees who reported that the high cost of housing relative to incomes leaves little money left over to cover other living expenses, which creates housing insecurity and precarious living situations for many Indigenous households. After covering shelter costs, parents and individuals are left over with little money to meet their families' other needs. For example, this affects the ability for some parents to pay for their children to eat regular and healthy meals, take transportation, and participate in school and other activities. This can result in children being removed from families. These families and individuals are also unlikely to be able to save any money for emergency situations, which means they may be living on the edge of homelessness.

Most interviewees identified affordable housing supply overall as a priority (11). They suggested the need for affordable housing supply is so great that all types across the continuum need to be prioritized to help Indigenous families in Surrey.

Interviewees commented on the disproportionate rates of poverty experienced by Indigenous individuals and families and the effect this has on their ability to find suitable housing (10). Several suggested that a lack of generational wealth is the most significant contributor to this; most Indigenous people do not have family wealth to help support them or fall back on in times of need.

LACK OF CULTURALLY APPROPRIATE HOUSING & SUPPORTS

Several interviewees noted great existing organizations and housing providers such as FRAFCA and Kekinow that serve Indigenous individuals and families in Surrey in culturally appropriate ways. However, there was a strong indication from interviewees that more are needed (12). Interviewees said there is not enough culturally-appropriate affordable housing for Indigenous people in Surrey and there are not enough related cultural services, supports, and programs. Some interviewees suggested that the lack of culturally appropriate housing and services is causing some individuals and families to move away from Surrey (3).

DIVERSE HOUSEHOLD NEEDS

Seven interviewees suggested that there is a need for more diverse housing units in Surrey to improve affordability and meet the needs of different Indigenous households, such as large families living in multi-generational households as well as single person households like Elders and youth living on their own for the first time.

Youth Aging Out of Care

Many interviewees indicated that youth aging out of care are left in precarious situations, with little knowledge and support to help them find housing (10). Interviewees suggested that there is a need for programs to support youth in finding housing once they leave care, which include education for life skills and tenant-landlord responsibilities. These individuals may have lower and/or fixed incomes and usually face additional discrimination when looking for housing.

There were four interviewees who suggested that more housing options for youth aging out of care could be a solution to for addressing Indigenous housing needs in Surrey. Interviewees identified that in some cases, youth are dealing with trauma, addictions, and other challenges and that having housing is critical for when they leave care, shelters, support services, or other programs. Interviewees suggested that landlords do not often rent to youth coming out of care and there could be incentives for landlords to do this.

Large Households

Many interviewees indicated that Indigenous households experience barriers finding secure and suitable housing in Surrey due to larger household sizes (11). Many Indigenous families live in intergenerational arrangements, with more family members, more children, and friends who are considered family all living in the same home. Interviewees emphasized that this type of living arrangement is common for Indigenous families and is an important part of Indigenous culture.

However, finding larger homes that are affordable is a major barrier for households in Surrey (and across Metro Vancouver). It can be difficult for families to find housing that is affordable and also has enough bedrooms to meet the National Occupancy Standards (NOS) for their household composition. Many Indigenous households also wish to accommodate friends who may be living with them on a short or long-term basis but are often prevented from doing so because of National Occupancy Standards (NOS), especially in social housing.

Risk of Family Separation

There were eight interviewees who suggested that larger, subsidized units for larger families should be a priority. Some linked the lack of family-appropriate units to accommodate families to the breaking up of siblings and the removal of children, suggesting that larger units with enough bedrooms can help families stay together. It was noted that there always seems to be a lack of these units and that it is difficult to afford housing with enough bedrooms. The high cost of housing and limited options are linked to ongoing child and youth poverty in Surrey and put Indigenous families at risk of being separated (5).

Child Separation

There were six interviewees who identified that single mothers face additional housing challenges because they need units with enough space for their children while also making lower incomes compared to other types of families. It was also suggested that men are not able to have access to their children due to housing conditions.

Elders

Elders were identified as another vulnerable group by five interviewees, who indicated that Elders may face more cultural barriers and there are not enough smaller, accessible, affordable units to meet their needs in Surrey.

Individuals Moving Out of Supportive Housing

Four interviewees identified that people moving into the housing market out of care, temporary or emergency housing, or the justice system face additional challenges finding stable housing.

STEREOTYPING, RACISM, & DISCRIMINATION

Most interviewees reported that Indigenous individuals and families living in Surrey face stereotyping, racism, and discrimination when looking for housing (9). It was suggested that this affects their ability to find affordable, suitable, and adequate housing. It was also suggested that this forces some more vulnerable households, such as single parents, elders, and young people aging out of care, into unsafe and even abusive or exploitative living situations.

Some interviewees identified systemic barriers related to intergenerational traumas (i.e., colonialism, Indian Act, residential schools) that result in lower levels of education for many Indigenous individuals, which has resulted in lower incomes and poorer quality and unstable housing.

MENTAL HEALTH

There were six interviewees who indicated that Indigenous people have disproportionate rates of mental health challenges such as post-traumatic stress disorder, abuse, anxiety, depression, stress, and other challenges. This can make it harder for Indigenous individuals and families to find and maintain healthy housing environments.

ACCESS TO TRANSIT

There were five interviewees who identified a link between affordable housing and transit. These interviewees indicated that affordable housing alone is not enough; there is a need to connect affordable housing to affordable transportation options like public transit so that individuals and families can access work, school, and services.

COVID-19 PANDEMIC

When asked about whether the Covid-19 pandemic has changed housing needs and challenges in Surrey, five interviewees indicated that it has put those who were already living in precarious situations in more precarious situations. Interviewees said it has exacerbated issues for some Indigenous individuals and families who were already struggling with low incomes and now may be losing jobs and income sources.

There were four interviewees who indicated that the pandemic has created additional barriers for individuals and families accessing supports and services, especially for those dealing with mental health challenges.

Another four interviewees suggested the pandemic has provided some temporary stability through response benefits. However, most of these interviewees have suggested that this only highlights the level of poverty and need in Surrey and expressed trepidation about what might happen in the coming months as response benefits and eviction restrictions are phased out.

NEEDS OF MÉTIS & FIRST NATIONS

Four interviewees reported that Métis and First Nations households have access to different types of programs that receive different levels of funding. Some reported that Métis households may have better housing outcomes than First Nations households. However, interviewees generally felt that needs were equal and that programs that served all Indigenous household were better positioned to provide the support that was needed.

3.2 Housing Development Priorities, Barriers, & Potential Solutions

INTERVIEWS WERE ASKED ABOUT INDIGENOUS HOUSING DEVELOPMENT, INCLUDING:

1. What do you see as the biggest housing priorities for Indigenous families in Surrey?
2. Recognizing the large Indigenous population in Surrey, why aren't there more Indigenous housing options in the community? What are the barriers to building more Indigenous housing options in Surrey? Are some forms of housing more challenging to develop than others?
3. What solutions, innovations, or best practices should be considered for addressing Indigenous housing needs in Surrey?
4. Are there specific solutions that should be considered given the pressures, changes, and opportunities we are seeing due to the impact of Covid-19?
5. Do you have any new projects or initiatives that are planned/ recently completed/ongoing in Surrey that will support Indigenous housing needs?

RECOGNITION OF SURREY'S INDIGENOUS POPULATION

When asked why there aren't more Indigenous housing options in Surrey given the large Indigenous population, seven interviewees suggested that the Indigenous population has "crept up" on the City. Interviewees discussed the hidden nature of the Indigenous population in Surrey. They reported that there hasn't been a lot of attention or time dedicated to understanding and recognizing the growing Indigenous population by the City, service providers, and residents.

Six interviewees suggested that Surrey doesn't have the same recognition or foundation of service providers compared to Vancouver. Interviewees indicated that service providers and supports in Vancouver developed alongside a growing population, while in Surrey, the growing Indigenous population had little recognition until more recently, requiring service providers to catch up.

The most common response when asked about housing priorities for Indigenous families in Surrey was to prioritize housing developed specifically for Indigenous people, within an Indigenous framework (15). Interviewees said there is a need to prioritize the development of cultural supports and programming such as Elder supports, sweat lodges, medicinal/native plant gardens, teaching by Elders, artwork, and healing centres, alongside housing. It was suggested that Indigenous-specific housing can help support connections to culture and community for Indigenous families.

Some interviewees spoke about the challenges of developing Indigenous housing within a westernized framework where it is subject to policies, procedures, and standards such as NOS, which may not fit Indigenous needs.

Some interviewees emphasized the importance of ensuring housing is culturally safe and provides recovery and shelter services for Indigenous families and individuals in need.



BARRIERS TO INDIGENOUS HOUSING DEVELOPMENT

Systemic Racism & Discrimination

There were seven interviewees who indicated that systemic racism, oppression, and discrimination has affected the development of housing for Indigenous families. Interviewees reported that this affects Indigenous individuals as well as Indigenous organizations and that it creates barriers to developing culturally appropriate housing. It was suggested that having staff trained in anti-racism, anti-oppression, and trauma-informed approaches could help address this. It was also suggested that building pride in Indigenous culture and empowering Indigenous and non-Indigenous children through education could help.

Access to Funding

Interviewees reported that acquiring funding can be challenging for developing Indigenous housing projects and related services (8). Interviewees variously attributed this to inflexible funding cycles, gaps that prevent Indigenous projects from being eligible or between funding opportunities and City support, and the overall lack of funding for housing from senior levels of government. Interviewees indicated that housing projects are expensive and time consuming and there have not been enough funding opportunities in recent years.

“Money goes where there is capacity and not necessarily where there is need.”

Capacity

Interviewees discussed the difficulties that all non-profit housing providers face in developing housing for vulnerable populations and reported that Indigenous housing providers have especially low capacity and less experience compared to non-Indigenous providers in Surrey (9). Interviewees suggested that all non-profit housing providers in Surrey are left behind compared to other communities (i.e., Vancouver), with Indigenous providers left even further behind. They identified that some larger, more well-established non-profit housing providers can often secure funding more easily and have more land, experience, and capacity to develop social housing. There were three interviewees who suggested that there is a need for more control by Indigenous organizations to develop Indigenous housing in Surrey.

Land

There were eight interviewees who suggested that land is a key part of the solution to developing more Indigenous housing in Surrey. Interviewees reported that while there is space in Surrey, Indigenous service providers do not have the land they need to develop housing projects and cannot afford to purchase land. It was suggested that the City and other partners could play a role in helping Indigenous organizations secure land to develop and operate housing.

Lack of Local Support

There were seven interviewees who suggested that there has been a lack of support from elected officials in the City of Surrey, which has created barriers and resulted in a lack of Indigenous housing and related services. Interviewees discussed the potential for elected officials to clearly and firmly support affordable Indigenous housing projects, which could help get them built. Some interviewees suggested that it's challenging to work with the City and progress projects through changing elected officials and political priorities.

There were also six interviewees who suggested that there has been a lack of support from Surrey residents. Interviewees discussed the challenges dealing with NIMBY-ism across all types of social housing projects, while recognizing that this is often heightened by racism for Indigenous housing projects. Interviewees identified that this lack of community support relates to a lack of political prioritization by local elected officials and that both create significant challenges for developing Indigenous housing in Surrey.



Potential Solutions

When asked about solutions, innovations, and best practices for developing Indigenous housing in Surrey, five interviewees discussed the importance of housing that fosters a sense of community. Such developments could incorporate wraparound services like foodbanks and clinics, while fostering complete community development with amenities and access to services like transit, schools, and grocery stores. Interviewees identified that this is important in order to provide a culturally-safe, stable and supportive environment to help break the cycle of poverty and keep Indigenous families together. To develop this sense of community, interviewees pointed to options such as:

- Cohousing models
- Family Home model
- Housing First model
- Modular housing for temporary housing while permanent units are being developed or renovated

One interviewee suggested that the City could look at what other cities in the Lower Mainland (like Burnaby, Richmond, and Vancouver) are doing in the development process to incentivize the development of needed units for Indigenous families and individuals. For example, airspace parcel incentives by the City of Vancouver.

NEW PROJECTS & INITIATIVES

Housing providers were asked if they had any new Indigenous housing projects that were planned or being developed. Several were noted in Surrey:

- Keginow Native Housing Society recently completed the Sohkeyah redevelopment which includes studios and two-bedrooms with a focus on Elders and youth gaining out of care. Keginow has another housing project underway of a variety of unit sizes, from studios to three-bedrooms, focusing on Elders and youth gaining out of care. Another housing project has been proposed by the organization for a parcel on St. Charles Boulevard.
- Elizabeth Fry Society has partnered with FRAFCA for the delivery of 15 units of housing for young Indigenous women at the Rosewood development.
- Phoenix Society has a new supportive housing project underway. The program does not have an Indigenous focus but would be open to anyway in need of their services.
- FRAFCA is currently in planning stages for future housing development.

Interviewees indicated that they have experienced challenges filling other forms of units, such as low-end of market.

3.3 Partnerships

Each interviewee was asked about the role of partnerships for building needed housing forms in Surrey.

Most interviewees agreed that partnerships are needed to build more Indigenous housing in Surrey (14). They reported that partnerships can help with capacity challenges and are important for securing funding. When asked about what kind of partnerships are needed, interviewees identified a wide range of partnerships, such as with the health authority, governments, school districts, service providers, developers, businesses, and more. Some interviewees cautioned that partnerships need to remain Indigenous-centric, focused or led by Indigenous organizations. There were three interviewees who specified that all partnerships for Indigenous housing should be Indigenous-led.

Eight interviewees—all housing or service providers—said that they would be interested in partnering with another organization to build Indigenous housing. There was broad support for partnering among participants.

There were four interviewees who commented that they would like to see SUILC expand their work, such as by entering into partnerships to provide Indigenous housing.

TYPES OF PARTNERSHIPS

The majority of interviewees felt that Indigenous housing organizations in Surrey should partner with non-Indigenous partners for housing projects (9). However, many expressed caution, emphasizing the importance of ensuring partnerships remain Indigenous-centric, focused or led by Indigenous organizations. There were another two interviewees who suggested that partnerships between Indigenous and non-Indigenous organizations could be appropriate in some cases but not others. Notably, there are few examples of Indigenous-led partnerships in Surrey and this was seen as a high priority for future partnerships.

There were three interviewees who did not agree that Indigenous housing organizations in Surrey should partner with non-Indigenous partners for housing projects. These interviewees suggested that the need to understand Indigenous issues and ensure developments are Indigenous-focused and Indigenous-led could be jeopardized through partnerships with non-Indigenous organizations.

There were five interviewees who emphasized that any partners involved in the provision of Indigenous housing need to understand systemic Indigenous issues, barriers, and traumas. These interviewees indicated that partnerships need to be centered around Indigenous culture and built on respect.

PARTNERSHIP VALUES

When asked about what is important for successful partnerships, there were three attributes most commonly identified by interviewees:

- Shared vision and values – interviewees indicated that having a shared vision and values, and maintaining focus on these are important for partnerships to be effective (7)
- Communication – interviewees discussed the importance of regular, clear, and ongoing communications between partners (6)
- Honesty and trust – interviewees suggested that honesty and trust are important to build relationships and maintain effective partnerships (6)
- Humility and willingness to learn – critical for building respectful, equal, and effective partnerships (4)



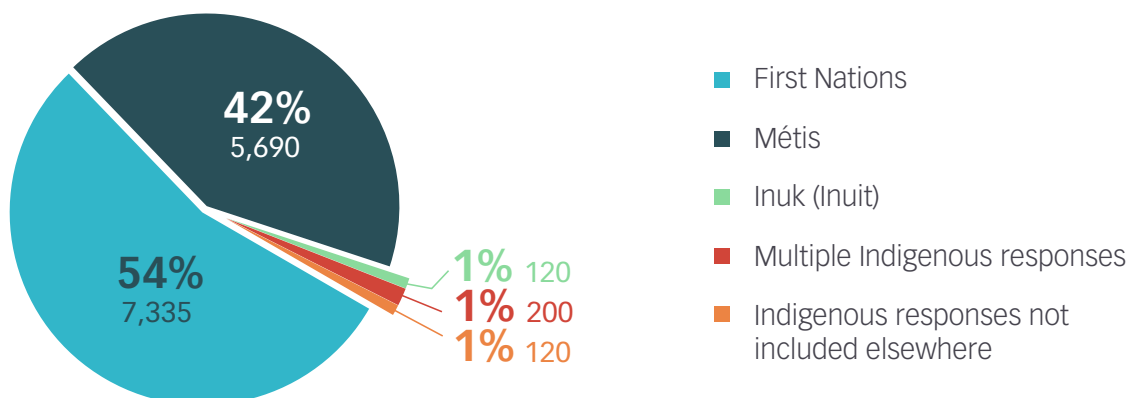
4 PROFILE OF ISSUES FACING THE URBAN INDIGENOUS POPULATION IN SURREY

Note: throughout this report “Indigenous Identity” refers to the “Aboriginal Identity” category used by Statistics Canada. This includes individuals who identified themselves as “First Nations (North American Indian)”, “Métis” or “Inuk (Inuit)”, and Registered or Treaty Indians in the 2016 Census

4.1 Overview of Indigenous Population & Household Demographics in Surrey

Figure 1 shows the Indigenous population by Indigenous identity in Surrey. In 2016, 13,465 residents identified as Indigenous. This was only slightly less than the Indigenous population in the City of Vancouver in 2016, which had the highest urban Indigenous population in British Columbia. Based on growth projections, the Surrey Urban Indigenous Leadership Committee now projects that Surrey has the largest population of any municipality in the province. Slightly more than half of Indigenous residents identified as First Nations (54%, or 7,335 residents), while about two in five Indigenous residents identified as Métis. About 1% identified multiple Indigenous backgrounds (200 residents), 1% identified as Inuk (120 residents), and 1% identified as another Indigenous identity.

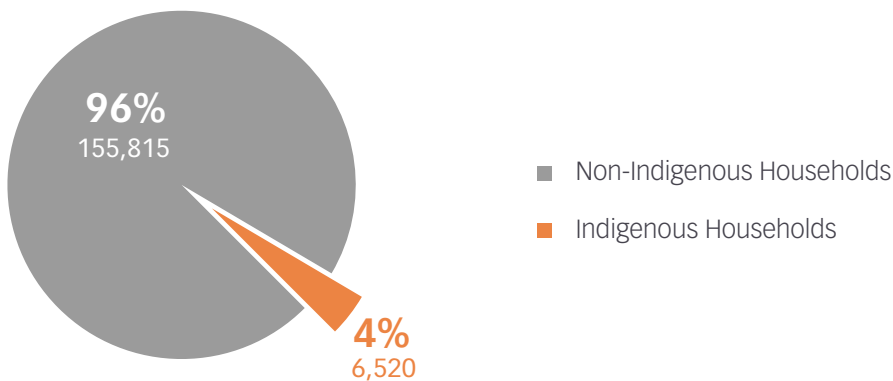
Figure 1 Indigenous Population by Indigenous Identity, Surrey, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

In 2016, Indigenous households made up 4% of the total private households in Surrey (**Figure 2**), or 6,520 households.

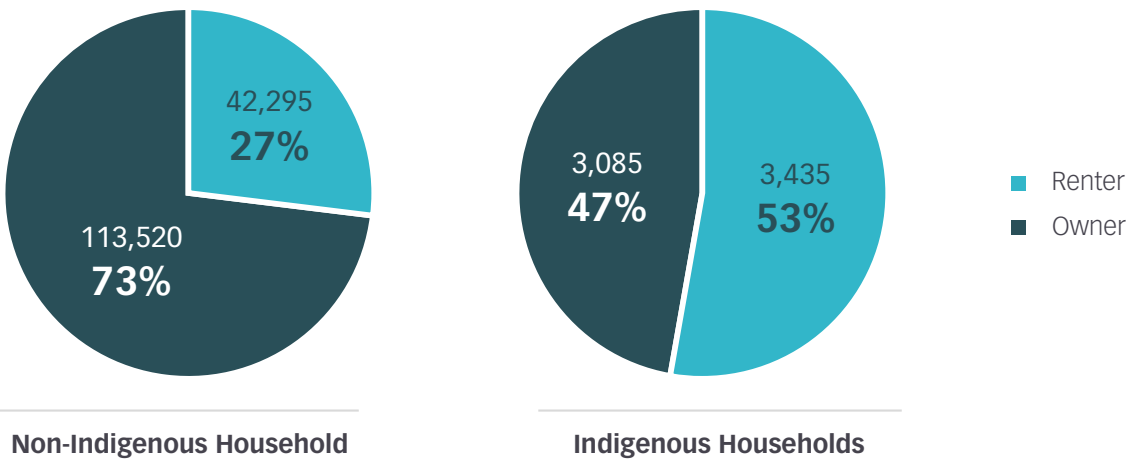
Figure 2 Private Households by Indigenous Identity, Surrey, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

53% of Indigenous households in Surrey were renters in 2016 (**Figure 3**), compared to 27% of non-Indigenous households who are renters. This means that about 7.5% of all renter households in Surrey are Indigenous, while only representing 2.6% of residents.

Figure 3 Indigenous Households by Tenure, Surrey, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

4.2 Indigenous Housing in Surrey

In 2020, there are 7,674 non-market housing units affiliated with BC Housing in Surrey. Of these, 270 non-market housing units were dedicated for Indigenous households (3.5%). There are additional units for Indigenous housing in the community that are not counted in this total and new development projects are noted in Section 3.2. The majority of these units serve low-income Indigenous families (76% or 205 units) (Table 1). There are fewer non-market units available for other Indigenous groups, such as independent seniors (9%) and individuals experiencing homelessness (15%).

Table 1 BC Housing Indigenous Non-Market Housing, Surrey, March 2020

	LOW INCOME FAMILIES	INDEPENDENT SENIORS	HOMELESS RENT SUPPLEMENTS	HOMELESS HOUSED	TOTAL
INDIGENOUS HOUSING UNITS	205	23	30	12	270
% OF TOTAL INDIGENOUS HOUSING UNITS	76%	9%	11%	4%	100%

Source: BC Housing, 2020

However, the need for non-market housing to serve Indigenous households is high. As of March 2020, there were 233 Indigenous households waitlisted on the BC Housing Registry for non-market housing in Surrey (Table 2). The total number of waitlisted Indigenous households in Surrey represents 8% of the overall Indigenous applicants for non-market housing across BC. Over half of the Indigenous applicants in Surrey are families (126 households), representing 10% of the need for Indigenous family non-market housing across BC.

Table 2 BC Housing Registry, Surrey, March 2020

INDIGENOUS HOUSEHOLD	SURREY	BC	SURREY AS A PROPORTION OF EACH APPLICANT CATEGORY IN BC
PEOPLE WITH A DISABILITY	36	615	6%
FAMILIES	126	1,298	10%
SENIORS	35	572	6%
SINGLES	22	254	9%
PEOPLE REQUIRING WHEELCHAIR ACCESSIBILITY	14	134	10%
TOTAL	233	2,873	8%

Source: BC Housing, 2020

*This table only tracks units where BC Housing a financial relationship. There are other subsidized housing units for Indigenous peoples in the Surrey.

4.3 Homelessness by Indigenous Identity in Surrey

The preliminary findings from the 2020 homeless count in Metro Vancouver recorded a minimum of 711 individuals experiencing homelessness who identified as Indigenous across the region. Indigenous people are overrepresented in the population of those who are unhoused across the region, representing 33% of all people experiencing homelessness. Surrey had the second highest proportion of Indigenous individuals identified as homelessness across the region (20%), second to Vancouver at 58%.

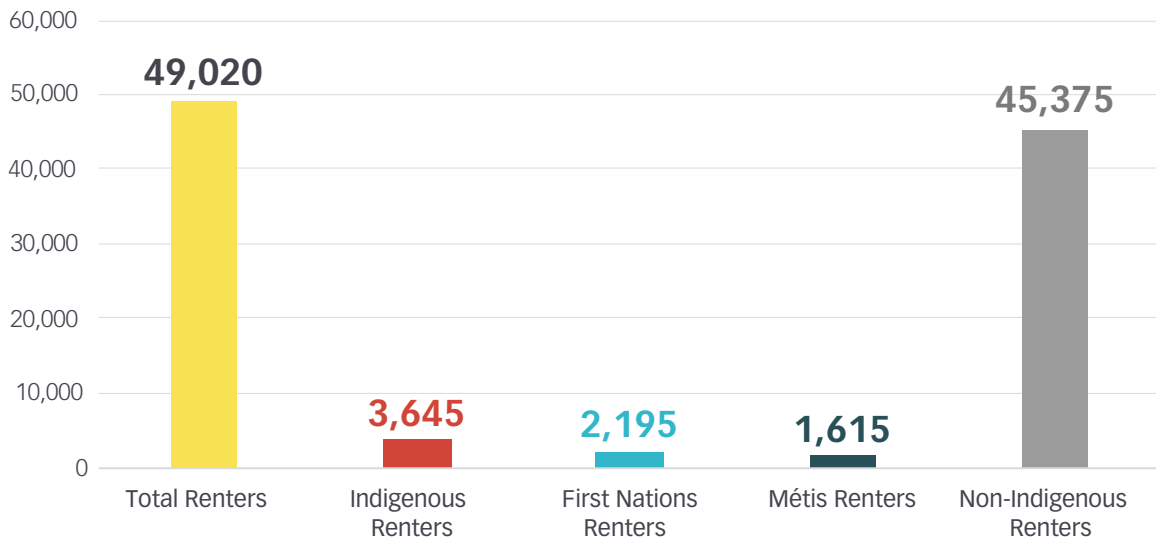
There were at least 141 Indigenous individuals experiencing homelessness in Surrey between March 3 and March 4, 2020, where half were sheltered (71) and the remaining half were unsheltered (70). The 2017 homeless count recorded a similar number of Indigenous people: a minimum of 137 individuals on March 7, 2017. However, it is widely accepted that for a variety of reasons these counts generally underrepresent the actual number of those in need. Additionally, we have heard that Indigenous community members may also be more likely to experience 'hidden homelessness' such as couch surfing.

4.4 A Profile of Indigenous & Non-Indigenous Renter Households in Surrey

This section provides an analysis of First Nations and Métis renter households in Surrey in order to compare these groups both to Indigenous renters as a whole, and to non-Indigenous renters. Due to the small sample size of Inuk (Inuit) households, this group were not included in this analysis. Additionally, Indigenous renters represent all Indigenous renting households combined; the total number of Indigenous households is less than the combined First Nations and Métis renter households because some households may identify as both First Nations and Métis.

In 2016, Surrey had 3,645 Indigenous renter households, representing 7.4% of all renters. There were 2,195 households who identified as First Nations (4%) and 1,615 who identified as Métis (3%). There may be some households who identified as both and overlap between these two groups.

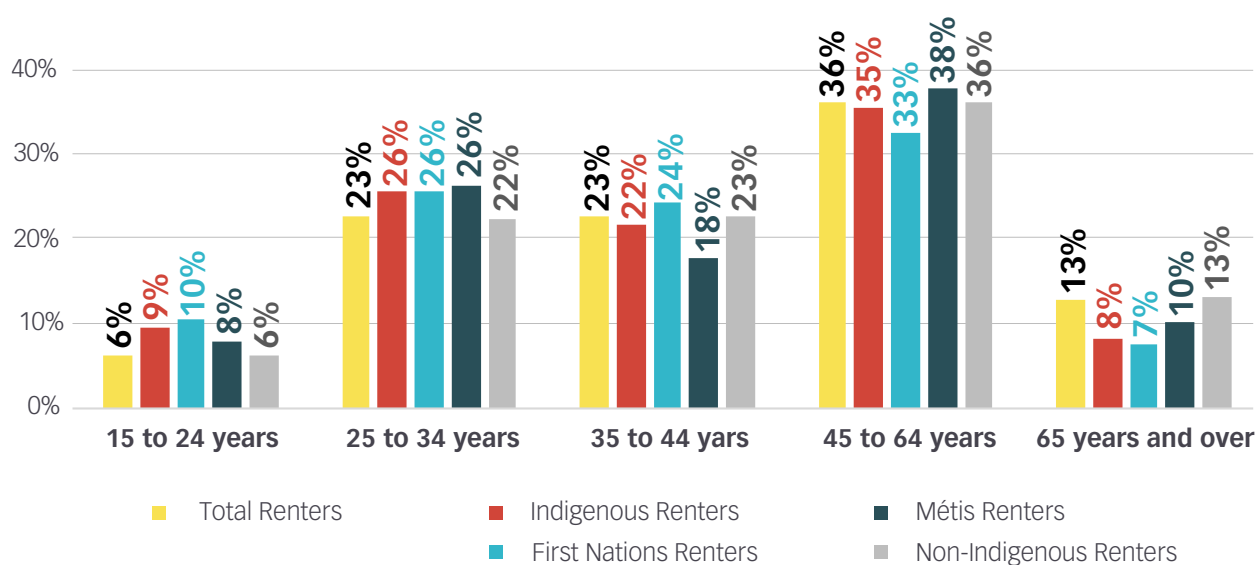
Figure 4 Indigenous and Non-Indigenous Renter Households, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

Figure 5 shows a comparison of various age cohorts for renters in Surrey by Indigenous identity. Indigenous renters tended to have a higher proportion of youth renters (aged 15 to 24) and young adult renters (aged 25 to 34) than non-Indigenous renting households. For renters aged 35 to 44, while there was a higher proportion of First Nations renters in this age group, there was also a lower proportion of Métis households in this age cohort, compared to non-Indigenous households. Overall, Indigenous renters also saw a lower proportion of older renters than non-Indigenous renters.

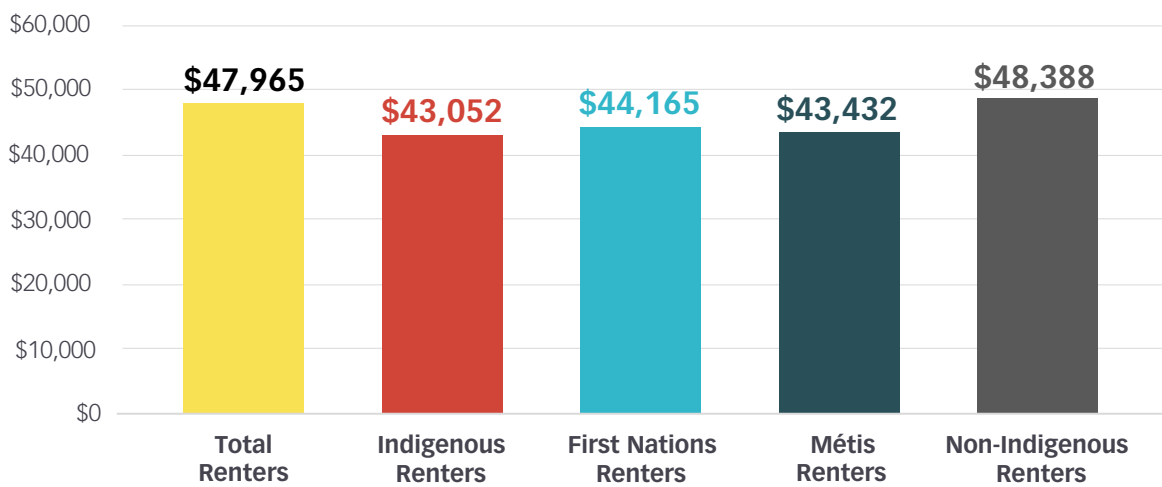
Figure 5 Age Cohorts of Renter Households, 201



Source: Custom Data Organization from Statistics Canada, Census 2016

Figure 6 shows income by Indigenous renter group in Surrey. Indigenous renters had a lower median income than non-Indigenous renters. First Nations renters earned more than \$4,200 less than non-Indigenous renters, while Métis renter households earned nearly \$5,000 less than non-Indigenous renters per year.

Figure 6 Median Income for First Nations, Métis, Indigenous and Non-Indigenous Renters

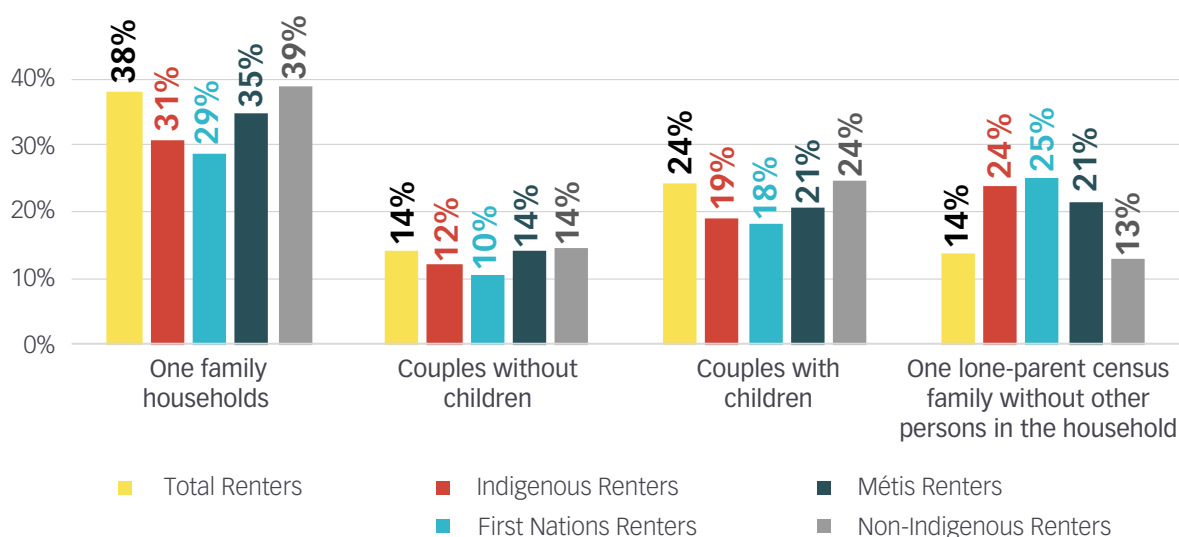


Source: Custom Data Organization from Statistics Canada, Census 2016

Figure 7 shows one family households (that is no unrelated person, related extended family or multiple households). Each household type is shown as a proportion of the total by Indigenous identity (e.g. one family households represent 31% of all Indigenous renters, and couples without children represent 12% of all Indigenous renters).

Generally, Indigenous renters had a lower proportion of couples with and without children compared to non-Indigenous renters. However, Métis and First Nations renters had a substantially higher proportion of lone-parent families (21% and 25% respectively) compared to non-Indigenous renters, echoing anecdotal evidence from stakeholder engagement.

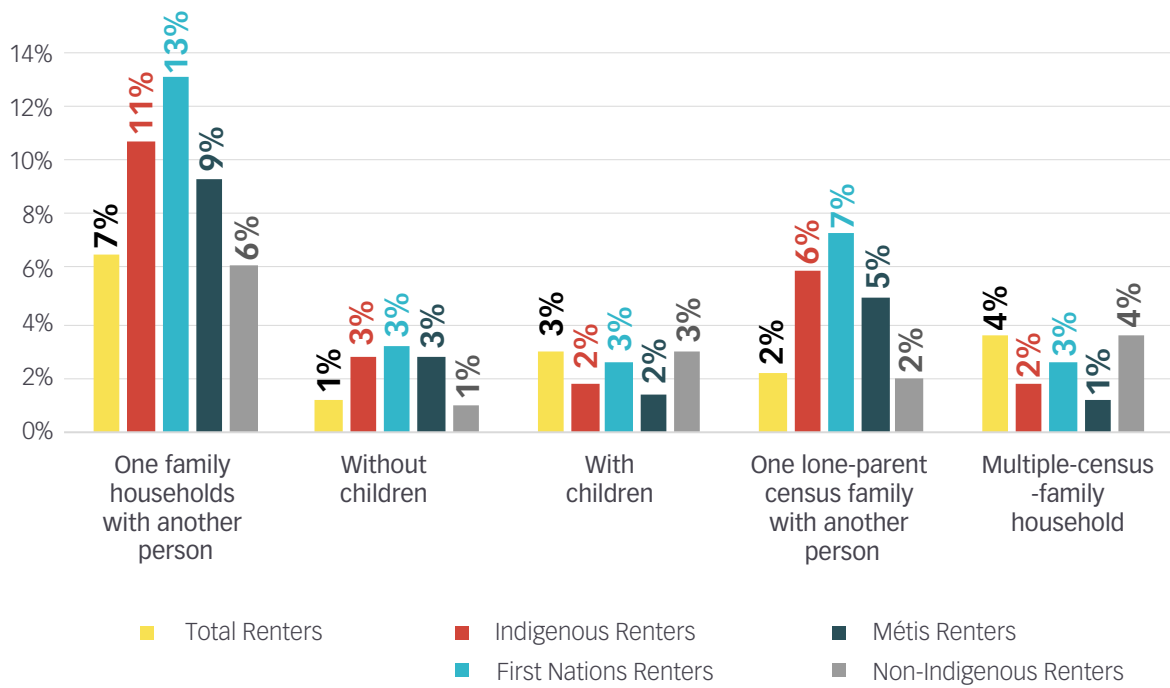
Figure 7 One Family Households by Indigenous Identity



Source: Custom Data Organization from Statistics Canada, Census 2016

Figure 8 shows one family households that have an additional unrelated or related person living with them (e.g. unrelated renter, grandparent, cousin, etc.). Indigenous households were much more likely to have had an additional person beyond their single family than non-Indigenous renters. Seven-percent (7%) of First Nations renter households who were lone-parents and 5% of Metis renter households who were lone-parents had an additional person, compared to 2% of non-Indigenous renters. Indigenous renter households were also less likely to have multiple families (two or more census families) in the same household compared to non-Indigenous households (3% of First Nations renters, 1% of Métis renters, but 4% of non-Indigenous renters).

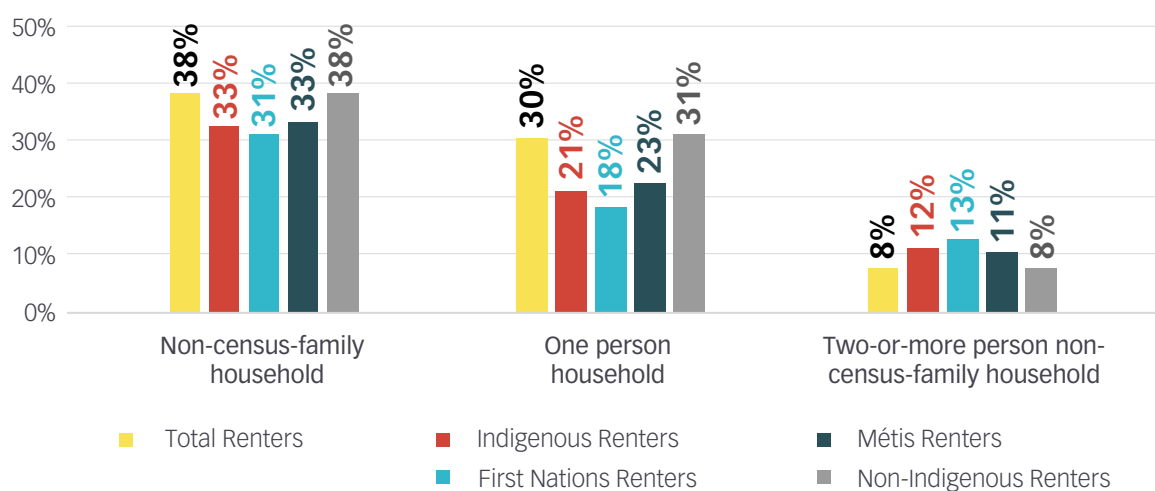
Figure 8 One Family Households with Another Person, by Indigenous Identity



Source: Custom Data Organization from Statistics Canada, Census 2016

For non-Census family households (that is individuals living alone or with unrelated roommates), non-Indigenous renter households were more likely to be one-person households (nearly one third of non-Indigenous renter households were living alone, compared to 18% of First Nations and 23% of Métis renters). However, a larger proportion of Indigenous households were likely to be in non-family households with two or more people (i.e. unrelated roommates).

Figure 9 Non-Census Family Households, by Indigenous Identity



Source: Custom Data Organization from Statistics Canada, Census 2016

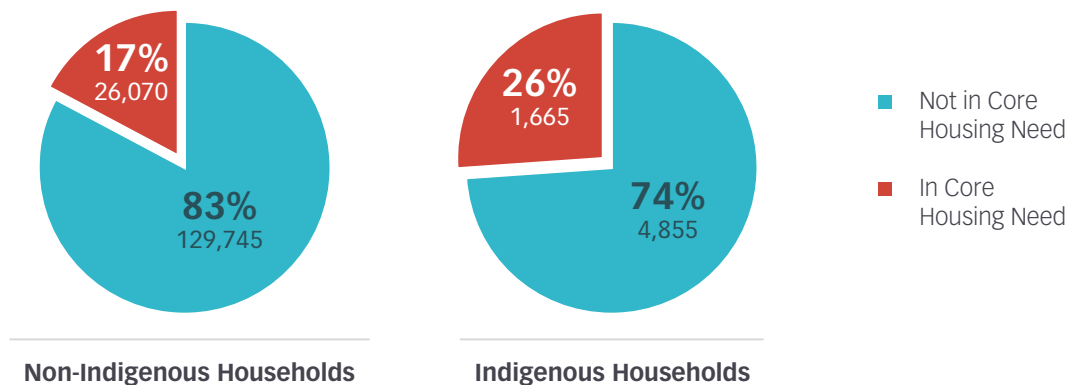
4.5 Deep Dive into Core Housing Need for Indigenous Renter Households in Surrey

Core housing need is a measure developed by the Canada Mortgage and Housing Corporation (CMHC) to identify households who need housing assistance. The assessment evaluates whether a household:

- Lives in acceptable housing (i.e. meeting adequacy, suitability, or affordability standards)
- The before-tax income is sufficient to access acceptable local housing

While Indigenous households make up just 4% of all households in Surrey, the rate of core housing need for Indigenous households is much higher than for non-Indigenous households (Figure 10). More than a quarter of Indigenous households are in core housing need (26%), compared to 17% of non-Indigenous households in core housing need, making Indigenous households 1.5 times as likely to be in core housing need as non-Indigenous households. Indigenous households in core housing need are living in precarious situations with little income left to cover other living expenses.

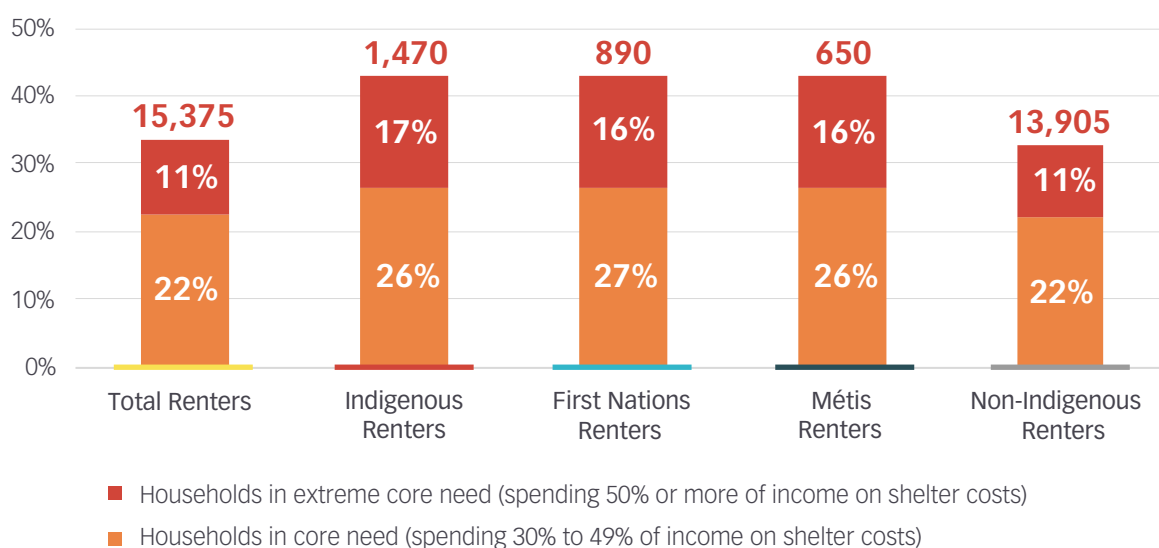
Figure 10 Households by Indigenous Identity and Core Housing Need, Surrey, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

Figure 11 shows rates of core housing need and extreme core housing need (households paying 50% or more of their income toward shelter costs) by Indigenous identity. Indigenous households have substantially higher rates of both core housing need and extreme core housing need compared with non-Indigenous households. First Nations renters and Métis renters have the same proportion of core housing need: 43% of First Nations renters and 42% of Métis renters are experiencing core housing need (including extreme core housing need), compared to 33% of non-Indigenous renters. This means that Indigenous households are about 30% more likely to experience core housing need than non-Indigenous households; however, there is very little difference between First Nations and Métis renter households in this respect.

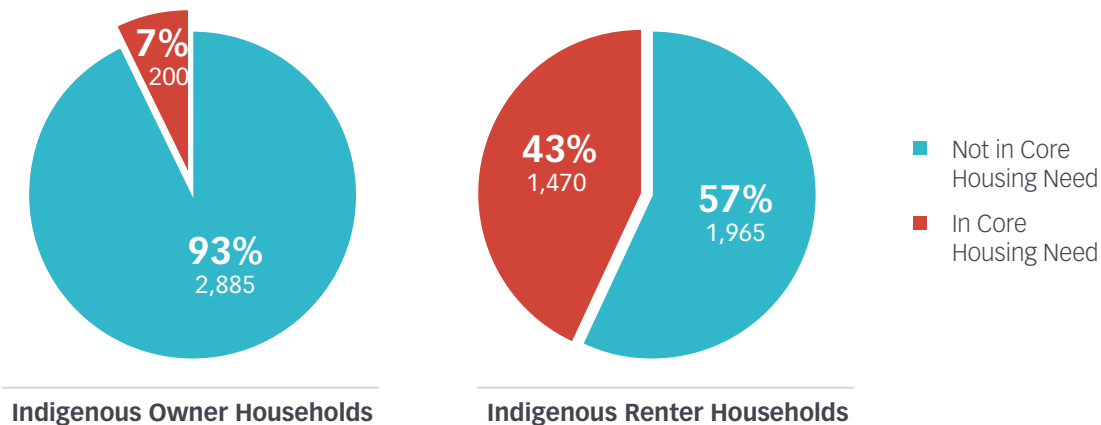
Figure 11 Core Housing Need for Renters, by Indigenous Identity



Source: Custom Data Organization from Statistics Canada, Census 2016

Figure 12 shows Indigenous households by tenure type (owners and renters) who are in core housing need. Renters typically, experience core housing need at a higher rate than owners; however, for Indigenous households in Surrey, Indigenous renter households are six times more likely to experience core housing need than Indigenous owners.

Figure 12 Indigenous Households in Core Housing Need by Tenure, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

AGE, INCOME & CORE HOUSING NEED IN INDIGENOUS RENTER HOUSEHOLDS

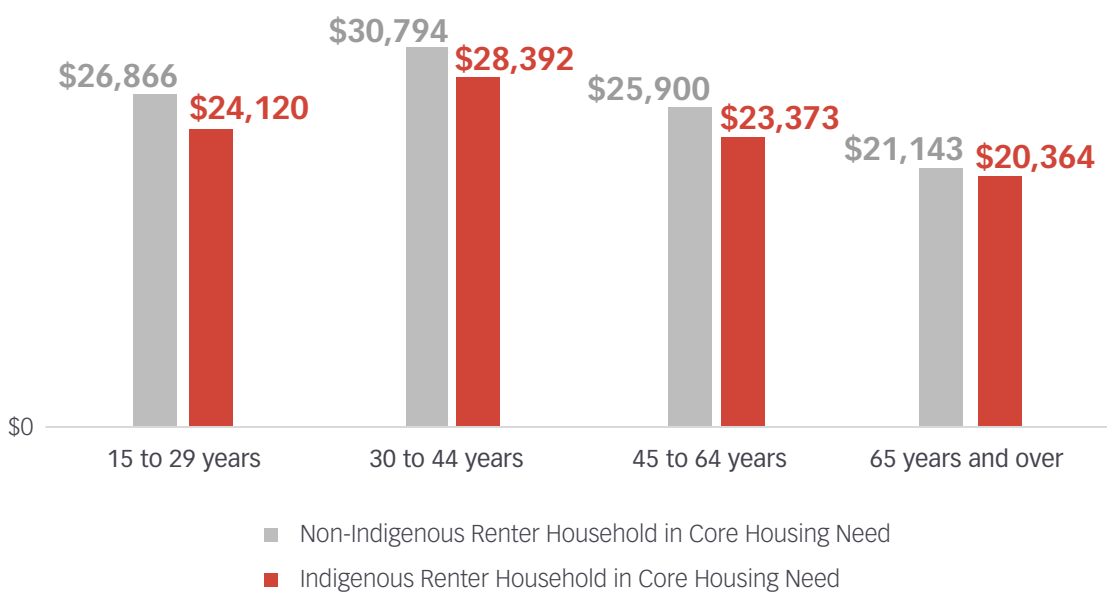
Renters typically have lower median household incomes than owners, and in Surrey Indigenous renter households earn \$56,408 less than Indigenous owner households (\$45,170 compared to \$101,578 in 2015). Indigenous renters in core housing need consistently have lower median incomes than non-Indigenous renters in core housing need.

When broken down by age, the highest earning renter households are those led by someone aged 30 to 44 years. However, this age group is also most likely to have children in the home, requiring larger housing to accommodate a larger household group.

Indigenous households in this group earn a median income of \$28,392 compared to non-Indigenous households, who earned a median income of \$30,794. This means that median-earning Indigenous households in this group can reasonably afford \$710 for shelter costs per month, compared to \$770 that median-earning non-Indigenous households can afford.

The lowest earning Indigenous renter group are renters who are 65 years or older. Households in this group earn between \$20,364 (if Indigenous) and \$21,143 (if non-Indigenous). This means this Indigenous renting elders can reasonably afford only \$509 for shelter costs per month, compared to \$529 per month for non-Indigenous elders.

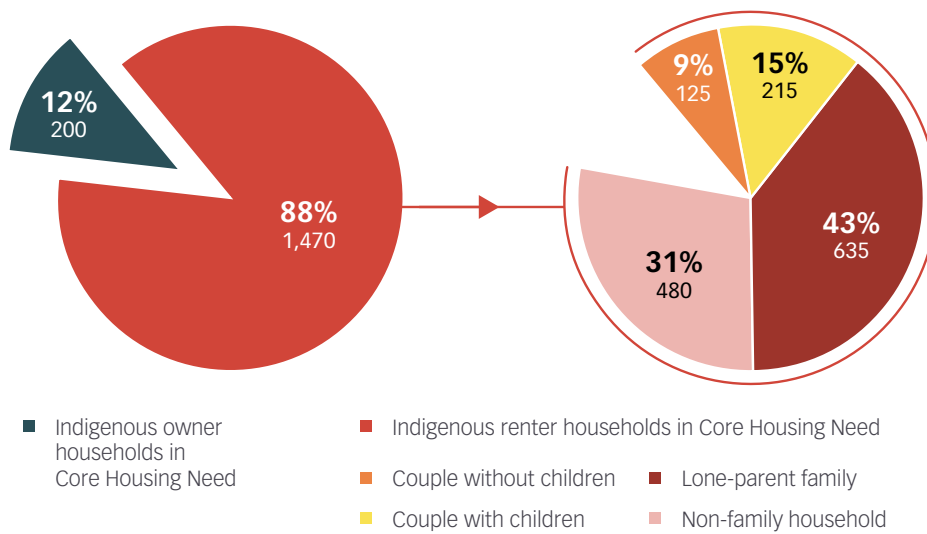
Figure 13 Median Household Income (Before-Tax) by Indigenous and Non-Indigenous Renter Households in Core Housing Need and Age of Primary Household Maintainer, Surrey, 2016



Source: Custom Data from Statistics Canada, Census 2016

Figure 14 shows a break out of Indigenous households in core housing need by tenure, and then how renters in core housing need are distributed by household type. Only 12% of Indigenous households in core housing need are owners, while 88% of them are renters. Within renters, the largest group is lone-parent families (43%), followed by people living in non-family households (33%) (e.g., people living alone), couples with children (15%), and couples without children (9%).

*Figure 14 Core Housing Need by Tenure and Indigenous Household and Family Type, Surrey, 2016**

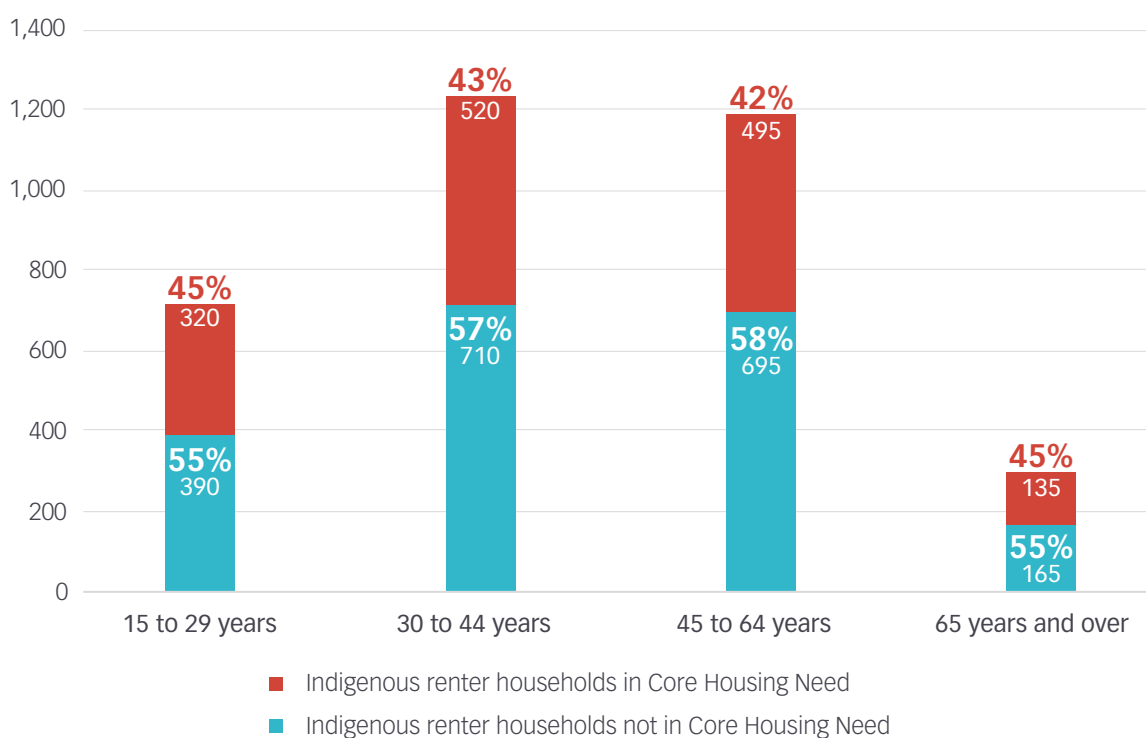


Source: Custom Data Organization from Statistics Canada, Census 2016

*The detailed breakdown of the renter household types in Core Housing Need does not add up to 100% due to rounding. Couple without children data is an estimate number. It is calculated by subtracting "couple with children" from the "couple family" category.

Figure 15 shows the proportion of renters in core housing need by age group. The group with the largest number of households in core housing need are households led by 30 to 44 year olds (43% of households in core housing need, 520 renter households). However, all age groups have rates of core housing need above 40%, meaning that two in five renter households across all age groups is experiencing significant housing hardship. While elders (65 and older) had the lowest number of households experiencing core housing (135), they nonetheless had a high rate of core housing need (45%).

Figure 15 Rate of Core Housing Need in Indigenous Renter Households by Age of Primary Household Maintainer, Surrey, 2016

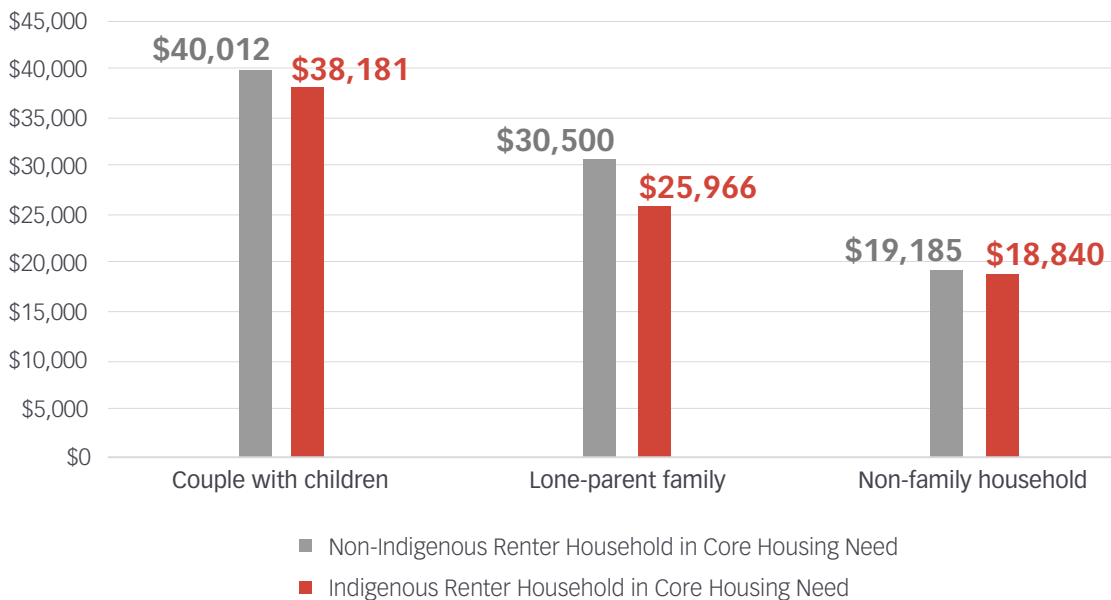


Source: Custom Data Organization from Statistics Canada, Census 2016

INDIGENOUS RENTER HOUSEHOLDS BY HOUSEHOLD TYPES

As when comparing income for renters in core housing need by age, incomes by household type for renting households in core housing need were lower amongst Indigenous households than non-Indigenous households in 2016. In particular, median earning Indigenous lone-parent families earned nearly \$5,000 per year less than their non-Indigenous counterparts. This means that Indigenous lone-parent families who are renting and in core housing need have \$113 less each month to spend on shelter costs than their non-Indigenous counterparts. While this gap is less pronounced for couples with children and non-family households, Indigenous households consistently have a lower median income.

*Figure 16 Median Household Income (Before-Tax) by Indigenous Households in Core Housing Need and Family Type, Surrey, 2016**

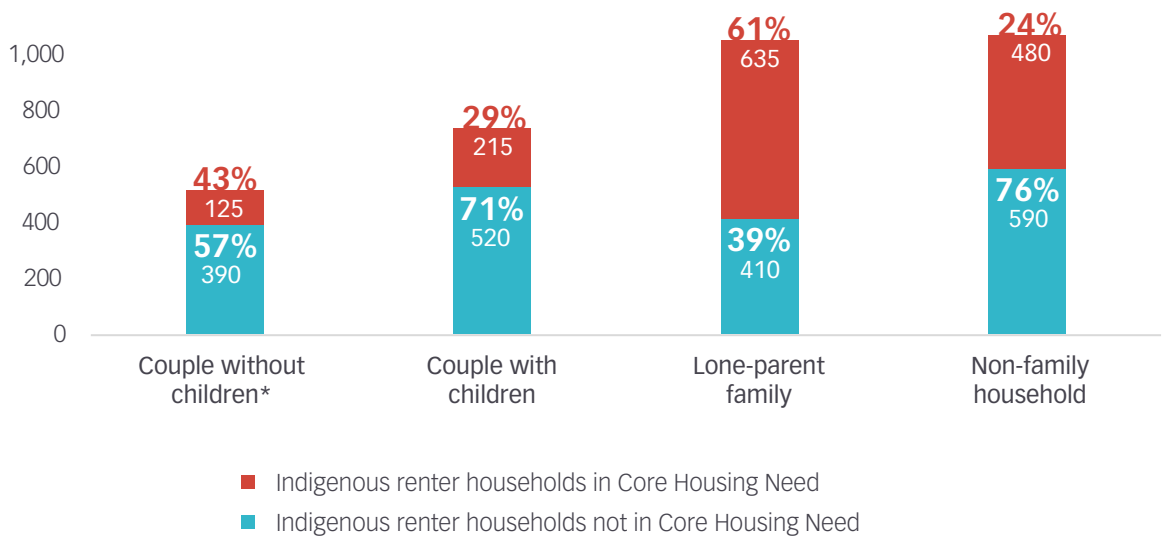


Source: Custom Data Organization from Statistics Canada, Census 2016

*Data for Indigenous renter multi-family households is not available.

Figure 17 shows rates of core housing need by household type for Indigenous renter households. Among lone-parent families that rent, three in five families were experiencing core housing need, representing 43% of all Indigenous renters. The second largest group after lone-parent families in core housing need was non-family households, which are largely composed of individuals living alone.

Figure 17 Rate of Core Housing Need in Indigenous Renter Households by Family Type, Surrey, 2016



Source: Custom Data Organization from Statistics Canada, Census 2016

*Couple without children data is an estimate number. It is calculated by subtracting “couple with children” from the “couple family” category.

4.6 Key Takeaways

OVERVIEW OF RENTER HOUSEHOLDS BY INDIGENOUS IDENTITY

- As of 2016, First Nations renters were a larger group than Métis (2,195 to 1,615 Métis renter households)
- 53% of Indigenous households in Surrey were renters in 2016, compared to 27% of non-Indigenous households who are renters
- Age distribution across both groups was comparable, with renter households leaning younger (age 15 to 34); however, there was a higher proportion of Métis households aged 45 to 64, compared to non-Indigenous households, and a lower proportion of First Nations households; both First Nations and Métis renter households had a lower proportion of primary households maintainers over 65 compared to non-Indigenous households
- Both First Nations and Métis renters tended to earn less than non-Indigenous renters, though First Nations renter households had a slightly higher median income
- Both First Nations and Métis renter households tended to have a lower proportion of one family households in all categories (couples without children, couples with children) except lone-parent households, where the rates were substantially higher than for non-Indigenous renter households
- However, Indigenous households tended to have a higher proportion of families living with another person than non-Indigenous households (13% for First Nations, 9% for Métis, and 6% for non-Indigenous households), particularly lone-parents living with another person; however, they tend to have a lower proportion of multiple families living together
- Indigenous renter households have a lower proportion of non-family households than non-Indigenous households, but have higher rates of two or more people living together, and lower rates of individuals living alone than non-Indigenous households
- Core housing need for First Nations and Métis renter households was comparable, and substantially higher than for non-Indigenous households

OVERVIEW OF INDIGENOUS NON-MARKET HOUSING & HOMELESSNESS

- There are 270 non-market units subsidized by BC Housing in Surrey which serve Indigenous peoples as of 2020. 76% of the units serve low-income Indigenous families
- However, the need for more non-market housing units is high for Indigenous groups. On the BC Housing Registry, there were 233 Indigenous households waitlisted in Surrey, representing 8% of total Indigenous applicants across BC. A little over half of the waitlisted households are Indigenous families (126 households)
- Indigenous people experiencing homelessness are overrepresented across the Metro Vancouver region, and Surrey had the second largest number of Indigenous respondents (20%) after Vancouver (58%) in 2020
- There was a minimum of 141 Indigenous individuals experiencing homelessness in Surrey between March 3 and March 4, 2020

OVERVIEW OF INDIGENOUS HOUSEHOLDS IN CORE HOUSING NEED

- Indigenous households make up 4% of all households in Surrey (6,520 households)
- Indigenous households are twice as likely to rent compared to non-Indigenous households (53% vs. 27% respectively)
- Indigenous households are 1.5 times as likely to be in core housing need compared to non-Indigenous households (26% vs 17%)
- Indigenous renter households in core housing need across all age groups have lower incomes than non-Indigenous households – indicating a potential for greater vulnerability
- Indigenous renters across all age groups experience high rates of core housing need (42%-45%)
- Renters make up 88% of all Indigenous households in core housing need; of this 88%, 43% are lone-parents and 33% are non-family households (i.e. living alone or with roommates)
- For all household types, Indigenous renters in core housing need earn less than non-Indigenous renters in core housing need
- Younger Indigenous households in core housing need are likely to have the lowest incomes (15 to 29 years for lone parents, 30 to 44 years for non-family households)
- Most lone-parent families in core housing need (65%) are under 45 years of age, while more than half of non-family renters (59%) are 45 or older

5 SUMMARY & NEXT STEPS

Indigenous households in Surrey are more likely to rent than to own, and this group is more vulnerable to housing challenges as indicated by the high rates of core housing need (43% of Indigenous renters or 1,470 renter households). Indigenous housing need is not defined by any single renter demographic group, however, the need is more pronounced in lone-parent families under the age of 45, in non-family renters who are 45 or older, and in youth aging out of care. Larger Indigenous households, consisting of extended relatives and friends, require affordable housing with enough bedrooms to ensure that children and families are not separated from one another.

The findings in this report demonstrate there are differences among Indigenous renter households in Surrey in terms of Indigenous identity, age, household composition and income. However, housing in Surrey (and most urban communities) is not typically designed or managed with the distinct needs of urban Indigenous peoples in mind. Currently, the National Occupancy Standards which non-market housing providers must abide to, do not align well with larger Indigenous households. Further, although there are at least 270 non-market housing units that are dedicated to Indigenous peoples in Surrey, the actual need is much higher.

While the BC Housing Registry indicates there are 233 Indigenous households on the waitlist in March 2020 for non-market housing, the 2016 core housing need data shows that there were 1,665 Indigenous households experiencing housing challenges in Surrey. This means that the units designed to meet immediate Indigenous housing needs only serve one in every five households in need (or only 18%). Based on this, there is currently an estimated unmet housing demand for the remaining 1,400 Indigenous households who are struggling with core housing need. It is likely these households are living in precarious housing situations with little income left to cover other living expenses.

It is known from previous studies, and from stakeholder engagement, that Indigenous households face a range of very real issues that cannot be quantified by data alone, and many of which are systemic or historical in nature, including discrimination, systemic racism, mental health issues, and distinct cultural needs. The findings from this report highlight the importance for housing to be designed for Indigenous peoples and with the appropriate supports and programming suited for groups by Indigenous identity, gender, ability, age, health, and household structure.

While there is a significant population of Indigenous households in Surrey, there are far fewer Indigenous housing organizations in Surrey than Vancouver and those that exist are smaller with less capacity. Service providers and partners in Surrey have taken strides towards addressing Indigenous housing challenges, but more is needed to be done to make a scalable impact in the community. It was heard through engagement that more action and investment in housing is needed after years of underinvestment for Indigenous housing in Surrey. It is estimated that 1,470 Indigenous households need access to safe, affordable, and culturally appropriate housing. How do we make it a reality?



Appendix A

Glossary



Appendix A: Glossary

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Multiple Census Family Households: A household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>

Appendix B

#skookumhome Campaign



Appendix B: #skookumhome Campaign

During the Housing Solutions Lab phase where we began to identify the needs and aspirations for Indigenous housing in Surrey, our Skookum Lab Implementation Team ensured that a range of Surrey-Indigenous residents' voices were heard. Therefore, our Team created a “#skookumhome Art Contest” to engage the Indigenous community in accessible, equitable, and culturally safe ways.

The #skookumhome art contest ran summer long (July – August 2020) and was open to all Indigenous-Surrey residents and from all ages and generations. And we partnered with several inspiring Indigenous artists!

Kwantlen artists Elinor Atkins and Métis artist Lisa Shepard each created a colouring sheet in which contest participants could draw, write a poem or a song, make a collage, take a picture, or any other way that they could creatively show “What would make a house into a home?”.

Participants could text or email their entries. Additionally, our Team carried out in-person, socially distanced engagements with residents who are housed at Kekinow Native Housing complexes located in various neighbourhoods in Surrey.

Finally, all entries were put into a random draw for some incredible prizes – many were locally and Indigenous made prizes such as Métis Moccasins by Lisa Shepard (Value \$550), custom Silver Bracelet by Phyliss Atkins (Value \$500), Custom Kwantlen Painting by Elinor Atkins (Value \$300), and a Skookum Lab Beading Kit and online lesson (\$400). As well, five participants received a gift card each to the mall (\$100 each) and an Apple iPad (\$550). Winners were announced on August 21st at an online party featuring Paisley Eva – a local Skwxwú7mesh DJ.

In total, the Housing Solutions Lab received 92 entries. These entries are filled with creativity, emotion, colour, and Indigenous art about what makes a home! Also, entries came from children as young as 3 years old to Indigenous Elders in their 60s, and participants identified as Métis and from a wide range of Nations across the country!

All entries into the contest fed into the Housing Solutions Lab to better understand urban Indigenous housing experiences in Surrey.

Appendix C

List of Stakeholder Interviewees



Appendix C: List of Stakeholder Interviewees

The following organizations and individuals were interviewed.

- Aboriginal Mother Centre – Maura Gowans, Executive Director
- Aunt Leah’s Place – Sarah Stewart, Executive Director
- BC Housing – Michael Sadler, Director, Indigenous Relations
- City of Surrey – Aileen Murphy, Senior Social Planner; Kristin Patten, Social Planner
- CMHC
- Elizabeth Fry Society – Vera LeFranc, Chief Operating Officer
- Fraser Regional Aboriginal Friendship Centre (FRAFCA) – Louise Sallai, Housing, Homelessness, and Health Manager; Kyla Bains, Youth Services Program Manager; Iain Majorbanks, Facility Development Project Manager
- Kekinow Native Housing Society – Pam O’Neil, Cultural Outreach Worker
- M’akola Development Services – Kaela Schramm, Director of Projects and Planning
- Ministry of Children and Family Development – Maninder Sandher, Director of Operations, Circle Five
- Ministry of Social Development and Poverty Reduction (MSDPR) – Louanna Anderson, Indigenous Community Integration Worker at FRAFCA; Steven LaMothe, Manager of Service Delivery, Fraser Valley
- Pacific Community Resources Society – Tyler Lee, Supervisor, Surrey Youth Housing Services
- Phoenix Society – Keir Macdonald, Chief Executive Officer
- Skwachàys Lodge / Vancouver Native Housing Society – David Eddy, Chief Executive Officer; Margaret Go, Director of Operations and Quality Improvement

Appendix D

Best Practices Review

Housing Solutions for Child and
Youth Poverty in Families



Appendix D: Best Practices Review - Housing Solutions for Child and Youth Poverty in Families

Policy Context

Affordable housing development involves multiple levels of government and numerous local stakeholders. Housing in Surrey occurs within the policy context of the City of Surrey and is influenced by provincial and federal housing priorities and funding opportunities. Below is an overview of Indigenous housing priorities within the National Housing Strategy and the Homes for BC Plan, as well as an overview of the local housing development process for municipalities in BC.

National Housing Strategy²

The National Housing Strategy (NHS) is a 10-year, \$55+ billion plan intended to create new housing supply, modernize existing housing, provide resources to community housing providers, and support innovation and research.

The NHS respects government-to-government relationships with Indigenous peoples and commits to fund and continue significant work currently underway to co-develop distinctions-based housing strategies for First Nations, Inuit and Métis Nation partners that are founded in principles of self-determination, reconciliation, respect, and co-operation.

Several areas of note from the NHS include:

- Indigenous housing is one of the six priority areas for action.
- An average of \$143 million per year has been provided to Indigenous Services Canada and \$156 million per year to Canada Mortgage Housing Corporation for First Nations to support a range of housing needs.
- In 2016-2017, \$5 million was spent to support Indigenous youth under Housing Internship Initiative for First Nations and Inuit Youth, which provided work experience and on-the-job training in the housing sector

In addition to the National Housing Strategy, First Nations are leading the development of a First Nations Nation Housing and Infrastructure Strategy that will ensure the future of housing and infrastructure reform is envisioned from a First Nations Perspective and will support First Nations care, control and management of housing and infrastructure both on- and off-reserve

The Canada-Métis Nation Accord will work with the Government to set priorities and facilitate key goals, including control of housing delivery and improved access to more housing options.

Homes for BC Plan (30-Point Plan)³

In 2018, the Government of BC launched Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia which sets out the Province's most comprehensive approach for addressing the housing crisis to date.

When it comes housing for Indigenous individuals and households, the Homes for BC Plan identifies the following:

- Point 19 identifies partnering with Indigenous communities to invest \$548 million over 10 years in social housing .
- The Province is partnering with Aboriginal Housing Management Association, Indigenous housing societies and First Nations to develop 1,750 units of social housing for Indigenous peoples in BC.
- The Province is committed to engage with Indigenous peoples to develop housing designs and delivery systems that advance reconciliation efforts.

The commitment—and delivery—of funding for Indigenous housing at the provincial level is a significant milestone. BC Housing is now funding Indigenous housing on reserve, a significant departure from past policy approaches which have left funding for Indigenous housing to the federal government. In addition, BC Housing has been a partner on a number of recent Indigenous housing developments throughout the Lower Mainland.

Local Housing Development Process

Promising Practices

Organization and Location	Description	Initiatives	Connection to 4Cs
Low-Income Families			
Tawaak Housing – Urban Native Housing Program⁴ Halifax, NS	Tawaak Housing Association is a non-profit housing corporation that operates and delivers socially assisted rental housing in six urban areas of Nova Scotia to Indigenous peoples of low to moderate income.	Under the Urban Native Housing Program, Tawwak provides counselling and referral services to assist families in adapting to urban life and to benefit from other program within communities, while maintaining ties with their culture. Tawaak Housing also provides other support programs including employment and educational initiatives, child and health care, and social and economic initiatives.	• Community belonging • Cultural awareness/visibility • Cash/financial security
Miziwe Biik Development Corporation – GTA Indigenous Housing Program⁵ Greater Toronto Area, ON	Miziwe Biik Development Corporation’s (MBDC) mission is to provide access to affordable housing to the Indigenous community in the Greater Toronto Area. The Corporation’s vision is to strengthen the Indigenous community by providing opportunities that enable economic advancement in an environment supportive of Indigenous culture and identity.	Miziwe Biik Development Corporation provides the following funding streams and programs: • The Investment in Affordable Housing for Ontario Program Extension: a joint initiative between the federal and provincial government which provides funding for the creation and repair of affordable housing within Ontario and assists with addressing housing needs of Indigenous people living off-reserve in the Greater Toronto Area • The Investment in Affordable Housing Rental Programs: the programs provide capital funding, in the form of interest free, forgivable loans to non-profit Indigenous Service Providers for the purpose of creating new, affordable rental accommodations • Social Infrastructure Fund: funding for construction and renovation of affordable housing for seniors, renovation and retrofit of social housing, construction and renovation of shelters and transitional housing for survivors of domestic violence, and increase funding for affordable housing programs • Affordable Home Ownership Program: provides forgivable down payment loans for eligible applicants to assist with home purchases and to gain equity and to establish stable housing • Indigenous Supportive Housing Program: component of the Supported Housing Investment, provided by the Ministry of Housing, designed to provide individuals who are experiencing homelessness are and in need of affordable housing and support services to remain housed Housing Retention Program: pilot program that focuses on providing supports along with housing assistance for community members who are facing eviction due to financial difficulties to obtain and remain stably housed	• Cash/financial security
At-Risk Parents / Separated Families			
Kookum’s House (Granny’s House)⁶ Point Douglas Neighbourhood (Carruthers Avenue to the CP Railyards, and McPhillips Street to the Red River), Winnipeg, MB	Kookum’s House is a one-year pilot project organized by Gwekaanimad, a partnership of organizations including Andrew Street Family Centre, Blue Thunderbird Family Care, Mount Carmel Clinic, Wahbung Abinoonjiiag and the Winnipeg Boldness Project. The Provincial Government of Manitoba has invested \$400,00 in this pilot project.	“Kookum” means “grandmother” in Cree and many other First Nations languages. Due to Canada’s colonial history, many natural community support systems have broken down and families have been raised in care without connections to their grandmothers and aunties and traditional Indigenous ways of caring for children. Culturally and historically, grandmothers are considered the leaders in the community that kept families together, carried sacred laws and visions, and ensured that there is balance and harmony throughout the community.	• Community belonging • Connection to family • Cultural awareness/visibility

⁴ <https://atlantic.ctvnews.ca/n-s-government-signs-3-7m-indigenous-housing-agreement-1.4835321>

⁵ <https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/files/pdf/national%20housing%20conference/brk-3c---nancy-martin.pdf?sv=2018-03-28&ss=b&srt=sco&sp=r&se=2021-05-07T03:55:04Z&st=2019-05-06T19:55:04Z&spr=https,http&sig=bFocHM6noLjK8rlhy11dy%2BkQJUBX%2BCDKzkjLHfhUIU0%3D>

⁶ <https://www.winnipegboldness.ca/grannys-house/>, <https://www.cbc.ca/news/canada/manitoba/kookums-house-point-douglas-pilot-project-1.5444867?fbclid=IwAR38BQJm-EdNfpjwpZ0F1TYdO9yICesAVMC4oPCwAu52rGWctjnhNkL5Nc>, <http://uniter.ca/view/not-your-grandmas-family-support>

Organization and Location	Description	Initiatives	Connection to 4Cs
		Kookum’s House tries to recreate family dynamic opportunities for at-risk parents or caregivers with limited extended family supports and other challenges to drop-off their kids at the house and access support when they need it. Kookum’s House is estimated to respond to referrals for more than 100 families a month.	
Bringing Families Together Manitoba Pilot Project⁷ Winnipeg, MB	The Bringing Families Together Manitoba Pilot Project was a two-year project with the objective of creating permanency opportunities for children in care. The project explored ways that the Manitoba child and family service system can engage with children, families, and communities to establish lifelong connections and create strong sense of belonging for children in care. The project was a formal partnership between Until the Last Child, the Southern First Nations Network of Child and Family Services Authority, the First Nations of Northern Manitoba Child and Family Services Authority, the Métis Child and Family Services Authority, the General Child and Family Services Authority, and the Province of Manitoba.	The pilot served approximately 150 children across four Child and Family Service Authorities with a primary focus on serving sibling groups and children in Winnipeg’s emergency care system. The approach of the pilot aimed to shift how workers supported families and focus on strategies on to help locate and engage family and community connections that have been significant in the child or family’s life that may be disrupted as a result of the child coming into care, and including them in the planning of child’s future. The goal of the process was to restore the child’s natural family and community network and ensure these connections are long term. Once the support network was in place, the network was then expected to share the decision-making responsibility for the child’s safety, permanency, and well-being.	• Community belonging • Connection to family
Nunatsiavut Government - Caring for Our Children Project⁸ Nunatsiavut, Labrador	The Nunatsiavut government is a regional government which represents the Inuit of northern Labrador.	The Caring for Our Children Project is a pilot project to recruit foster parents and offer support to existing caregivers in the region’s Inuit children. Inuit children and youth who require placements outside of their immediate family are often placed outside of the community and loose connection to the Inuit connection, language, and culture. This is often tied to negative long-term wellbeing. The pilot project aims to build connections between Inuit families and communities.	• Community belonging • Connection to family • Cultural awareness/visibility
Métis Urban Housing Corporation – The Family Reunification Program⁹ Edmonton, AB	The Métis Housing Corporation is owned by the Métis Nation of Alberta and creates affordable rental housing to low- and moderate-income Métis and other Indigenous families. The family Reunification Program is dedicated to reuniting Indigenous families and children by providing long-term housing and emergency placements.	The program provides 24/7 supports to families and assists families in the following services: • parenting skills development • employment and educational planning • child integration into communities and schools • mentorship programs to build self-esteem, confidence and role modelling for children and youth childcare while parents attend programs	• Community belonging • Connection to family • Cultural awareness/visibility • Cash/financial security
Ki-Low-Na Friendship Society – Family Den Program¹⁰ Kelowna, BC	Ki-Low-Na Friendship Society (KFS) is a non-profit society that provides programs to people in all four stages of life: infants/children, youth, adults, and Elders. KFS honours the four aspects of the medicine wheel and supports the mental, emotional, physical, and spiritual growth of all people through the development of community-based services while encouraging the community to preserve, share, and promote Aboriginal cultural distinctiveness.	KFS manages a Family Den program that supports urban Indigenous families in crisis that are currently involved, or at risk of being involved, with the Ministry of Children and Family Development (MCFD). The program provides transitional housing programs and a range of supports in a culturally appropriate environment. The program aims to keep parents and children together while providing a safe, semi-supervised, and substance-free home. Families are moved into Family Den units and are able to access a breadth of support programs. Programs and services that are tailored to fit family needs. Families that are enrolled in the program are required to abide by MCFD requirements, attend parenting classes and counselling, and provide volunteer services to give back to the community. Participation in cultural activities including healing circles, traditional crafts and engagement with elders are also voluntary. KFS operates Skə mxist Preschool which children in the Family Den program may attend. Skə mxist Preschool allows parents to focus on education, employment, and	• Community belonging • Connection to family • Cultural awareness/visibility

⁷ <https://untilthelastchild.com/pilot-projects/manitoba-project/>

⁸ <https://www.rcinet.ca/eye-on-the-arctic/2019/10/14/nunatsiavut-inuit-project-labrador-foster-care-children-indigenous/>

⁹ <https://www.Metishousing.ca/programs/family-reunification-program/>

¹⁰ <http://www.kfs.bc.ca/programs-services-2/family-services/>

Organization and Location	Description	Initiatives	Connection to 4Cs
		personal goals. Children at the preschool learn Indigenous culture, language, traditional songs, foods, and crafts. KFS is working to develop a “Grandmother’s Lodge,’ a program focused on Indigenous extended families, including grandmothers, to support keeping siblings together with other family members.	
Women / Mothers			
Ontario Federation of Indigenous Friendship Centres – Urban Indigenous Homeward Bound (UIHB)¹¹ Dryden, Hamilton, London, Peterborough, Fort Erie, Sault Ste. Marie, Niagara, ON	Seven Ontario Friendship Centres offer an Urban Indigenous Homeward Bound program for Indigenous mothers and children. Indigenous mothers are supported in reclaiming their role and culturally identity while mentoring their children, family, and community.	The Urban Indigenous Homeward Bound Program is a four-year initiative that aims to systematically address the cyclical barriers Indigenous women face when trying to find meaningful employment, enhanced well-being and prosperity for themselves and their children. The Program provides stable housing and integration of wraparound community supports, education, and employment to single Indigenous mothers and their children. The program aims to support young women and families through a transition from instability and poverty to stability in a culturally relevant program. Indigenous mothers are able to complete a formal college education and professional internships through this program.	• Community belonging • Connection to family • Cultural awareness/visibility • Cash/financial security
Tewegan Housing for Aboriginal Youth¹² Ottawa, ON	Tewegan Housing for Aboriginal Youth is a transitional home for First Nations, Inuit and Métis women, ages 16 to 29, who are homeless or at risk of becoming homeless.	Tewegan provides a supportive home environment, for up to a year, for Indigenous women to explore their cultural identity and connect with Indigenous community. The program provides assistance for women to achieve goals towards financial management, employment, education and permanent housing.	• Community belonging • Cultural awareness/visibility • Cash/financial security
Anishnawbe Health Toronto - Indigenous Hub¹³ Canary District, Toronto, ON	The Indigenous Hub is a master-planned community, including retail and residential, being completed by Anishnawbe Health and developers, Dream Unlimited and Kilmer Group. Two Row, an Indigenous-owned firm, provided consulting for the buildings and landscaping based on Indigenous principles. The project is slated to be completed by 2023.	The Indigenous Hub is a response to the need for a dedicated space for Indigenous health and wellness. The phases of the project will include the following: • Phase A includes a four-storey Indigenous Community Health Centre designed by Stantec that will be managed by Anishnawbe Health Toronto. The centre will include a ceremonial space and house a sweat lodge. The outdoor landscape of the centre will encourage people to be engaged with each other and allow the Hub to be physically and visually permeable. • Phase B includes a five-storey training, education, and employment building that will be managed by Miziwe Biiq, and 13-storey and 11-storey mixed-use condominium and rental residential buildings	• Community belonging • Cultural awareness/visibility • Cash/financial security
Homeward Trust Edmonton – Preparing Young Women for Safe, Secure Housing¹⁴ Edmonton, AB	Homeward Trust is a not-for-profit organization committed to ending homelessness in Edmonton. The housing first philosophy is at the core of the organization’s efforts. The Preparing Young Women for Safe, Secure Housing was developed in partnership with the Institute for the Advancement of Aboriginal Women and the Bissell Centre as a response to the high number of missing and murdered Indigenous women.	The Preparing Young Women for Safe, Secure Housing was a pilot program that empowered young Indigenous women and girls between the ages of 7 and 17 with skills to reach greater independence and housing stability. The program supports young women who face barriers, including loss of identity, lack of confidence or hop, a limited circle of support, or mental health issues. The program is structured as a four-day camp at Wabaman Lake with guided workshops related that provides participants with information related to housing stability, personal safety, independent living, cultural education, and ceremony. The camps instill a sense of cultural pride and empower participants to imagine the kind of home and community they want to create. At the end of the program, elders present participants with a feather which represents their role as “elders-in-the-making” who will leave camp and go onto build homes, relationships, and communities.	• Community belonging • Cultural awareness/visibility

¹¹ <https://ofifc.org/program/urban-indigenous-homeward-bound/>, <https://www.cbc.ca/news/canada/thunder-bay/dryden-housing-urban-aboriginal-1.3621010>

¹² <https://www.teweganhousing.ca/>

¹³ <https://www.azuremagazine.com/article/the-indigenous-hub-in-toronto-promises-a-brighter-future/>

¹⁴ <http://homewardtrust.ca/category/uncategorized/#>

Organization and Location	Description	Initiatives	Connection to 4Cs
Aboriginal Mother Centre Society¹⁵ Vancouver, BC	The Aboriginal Mother Centre provides a safe and caring long-term home and wraparound supports necessary for assisting mothers and children in realizing brighter futures.	The Centre offers temporary housing for pregnant or early parenting mothers and their young children who are at risk of homelessness or child welfare intervention. The Centre has a daycare centre, a craft social enterprise studio offering job training skills and opportunities, and a community kitchen. Using the “Under One Roof” philosophy, the centre also delivers on-site programming for mothers that is based on a Indigenous knowledge centred approach for spiritual, physically, and emotional counselling, training, and social support.	• Community belonging • Connection to family • Cultural awareness/visibility • Cash/financial security
Healing Spirit Lodge Vancouver, BC	The Healing Spirit Lodge is dedicated to wraparound supports and services for women and children fleeing violence.	Healing Spirit Lodge offers the following programs: • Journey Home: support services for families to find and maintain permeant housing options with a focus on urban Indigenous peoples who are chronically or episodically homeless • Spirit Lodge Transition House: first-stage transition house for women and children fleeing family violence and abuse for a maximum of 30 days Spirit Way Transition House: second-stage housing for women and children fleeing violence for a maximum of 18 months, with access to programs and services	• Connection to family
Intergenerational Housing			
Lii Michif Otipemisiwak Family and Community Services - Kikékyelc: A Place of Belonging¹⁶ Kamloops, BC	Lii Michif Otipemisiwak Family and Community Services (LMO) is a Métis-led organization in Kamloops. The project was developed as a response to the over representation of Indigenous youth in the City. The project received \$4.7 million from the Province and the City contributed at 60-year term land lease to support the project.	‘Kikékyelc’ in Secwepemc means to cover youth protectively. Kikékyelc: A Place of Belonging is a 31-unit housing project for elders and youth aging out of care (ages 16 to 26). For youth who are estranged from their natural families during time of care, being able to live with elders will ground them culturally and emotionally and reduce the likelihood they become high risk to substance misuse, homelessness, and mental health. Elders provide a sacred mentorship role that is part of traditional First Nations culture and important to healing and reconciliation. Kikékyelc supports youth who are going back to school, working, or pursuing option towards self-reliance to feel supported by culture and community. The housing building has a traditional Secwepemc pit house and features the First Nations’ medicine wheel to localized and reflect the cultures of the people who live in the building. For youth, the cultural connection and support is a key developmental path to becoming an adult and developing their identity. The project offers 24/7 supports for youth.	• Community belonging • Connection to family • Cultural awareness/visibility • Cash/financial security
Salish Lelum Housing Society – Salish Lelum Affordable Housing Project¹⁷ Nanaimo, BC	Salish Lelum Housing Society is an arm’s length society to the Tillicum Lelum Aboriginal Friendship Centre. Tillicum Lelum Aboriginal Friendship Centre strives to improve quality of life for Indigenous people living in an urban environment.	The Salish Lelum Affordable Housing Project offers supportive housing to elders, 55 and older needing little assistance, and youth, ages 18 to 24 working full-time or attending school. The project promotes community living and cultural learning between elders and youth. Salish Lelum Housing Society also has an adjacent youth safe house that offers temporary emergency shelter for up to eight youth, ages 14 to 19. The safe house provides basic needs and shelter and access to services for longer term needs.	• Community belonging • Connection to family • Cultural awareness/visibility
Kackaamin Family Development Centre¹⁸ Port Alberni, BC	The Kackaamin Family Development Centre is dedicated to a holistic approach for individual and family healing and growth.	The Centre has three programs that support adults, children, and youth. Elders also live within the community and participate in session and regular activities. Traditional practices and ceremonies, including smudge and prayer sessions, are incorporated into the program. Certified additions counsellors are on-site to facilitate educational workshops.	• Community belonging • Connection to family • Cultural awareness/visibility

¹⁵ <http://www.sfu.ca/olc/indigenous/aboriginal-mother-centre>

¹⁶ <https://thetyee.ca/Solutions/2018/04/18/Innovative-Housing-Indigenous-Youth/>, <https://www.cbc.ca/radio/checkup/indigenous-youth-elders-to-live-together-in-new-kamloops-b-c-housing-project-1.5031818>

¹⁷ <http://www.tillicumlelum.ca/projects/salish-lelum-affordable-housing/>

¹⁸ <https://www.kackaamin.org/proinfo/#what>

Organization and Location	Description	Initiatives	Connection to 4Cs
Children and Youth at Risk / Aging Out of Care			
Housing Solutions for Indigenous Youth Aging Out of Care in Winnipeg¹⁹ Winnipeg, MB	Housing Solutions for Indigenous Youth Aging Out of Care in Winnipeg is a community-based project that supports the creation of solutions to address housing insecurity and homelessness among Indigenous youth in foster care when they age out of child welfare. The project is a partnership with Aboriginal Youth Opportunities, HTFC Planning and Design, Nigaanii Wabiski Mikanak Ogichidaa, University of Manitoba, Shift Collaborative, and Fearless R2W. The project is funded through CMHC and supported by the Canadian Institutes of Health Research and the McConnell Foundation’s Innoweave. The project is still in development and is in the prototyping and testing stages.	The project approaches the needs of Indigenous youth in Winnipeg through an Indigenous and social innovation lab lenses. The project aims to build bridges of empathy with people who are in the system, (youth in care, aging out of care), people working in the system (child welfare workers, service providers, administrators, policy makers), and people working around the system (advocates, families, community organizers). The project incorporates the following values: - relational accountability - two-eye seeing - Indigenous self-determination and sovereignty - capacity building and mentorship - wholistic systems thinking - cultural safety and reclamation - honoring and celebrating	- Community belonging - Connection to family - Cultural awareness/visibility
Spirit of the Children Society²⁰ New Westminster, Burnaby, Tri-Cities Area (Coquitlam, Port Coquitlam, Port Moody), BC	Spirit of the Children Society is an Indigenous non-profit society dedicated to making positive changes with a vision of family health, community well-being, and cultural prosperity. The values of Spirit of Children Society are based on the Seven Sacred Teachings.	Spirit of Children Society offers a Housing First support program for youth aging out of foster care to obtain or sustain housing. Workers support youth in developing life skills (e.g. financial literacy, education, nutrition, First Nations history, traditional medicines, personal care, art expression), learning cultural teachings, providing resources, and linkages to services. The Housing First support program also offers services to families and individuals at risk of losing housing. Spirit of Children Society offers various programs for children, youth (ages 13 and up), adults and families through cultural approaches. Programs for children and youth include the following: - Youth and Children Drop-ins: - Aboriginal Infant Develop Program (AIDP) - Aboriginal Supported Child Development (ASCD) - Iskwew Girls Group / Napew Boys Group - Youth Hub - FASD Parenting Support Group - Child and Youth with Special Needs - Cultural Connections Worker Adult and family programs support the strengthening of Indigenous cultures and culturally appropriate parenting.	- Community belonging - Connection to family - Cultural awareness/visibility - Cash/financial security
Making the Shift – Endaayaang Housing First for Youth Project²¹ Hamilton, ON	The Endaayaang project is part of four Housing First Projects from the Making the Shift Youth Homelessness Demonstration Lab, a partnership between A Way Home Canada and the Observatory on Homelessness. The Endaayaang project has also partnered with Hamilton Regional Indian Centre. The Making the Shift Model is focused on healthy transitions for youth into adulthood that is measured beyond housing stability to include mental health, income	“Endaayaang” is an Ojibwe word meaning, “our home.” The Endaayaang project aims to empower Indigenous youth (ages 16 to 24) to find a home and build a strong identity through reconnection to culture without becoming homeless as an adult. Endaayaang provides a space for youth to reclaim their Indigenous identity through cultural immersion and support. Project leads at the Hamilton Regional Indian Centre have involved Indigenous elders and storytellers in the creation of the	- Community belonging - Connection to family - Cultural awareness/visibility - Cash/financial security

¹⁹ <https://www.ayomovement.com/housing-solutions-about-us.html>

²⁰ <https://sotcs.ca/>

²¹ <https://www.cbc.ca/news/canada/hamilton/indigenous-homelessness-pilot-1.4412593>. <https://www.homelessnesslearninghub.ca/library/resources/indigenous-case-management-model-adapting-housing-first-youth-indigenous-youth>, <https://www.cbc.ca/news/canada/hamilton/indigenous-homelessness-pilot-1.4412593>

Organization and Location	Description	Initiatives	Connection to 4Cs
	and employment, quality of life, family and natural supports, culture connections, etc. The Endaayaang project considers the challenges and barriers of Indigenous youth experiences, including family history and intergenerational, cultural and historical trauma.	project, grounding it in ceremony. Workers adopted the traditional practices of becoming aunties and grandmothers to youth who are a part of the project.	
Lu'ma Native Housing Society – Aboriginal Youth Housing ²² Vancouver, BC	Lu'ma Native Housing Society's primary focus is to build, own and operate affordable housing. The Society also offers a broad range of services that improve social determinants of health.	Lu'ma's Aboriginal Youth Mentorship provides housing and support for youth to transition from foster care to adult care. The program strives to build meaningful relationships for youth, that is similar to natural families, and to connect them to community and adult allies. Indigenous culture, ceremony, arts, dance, music, and storytelling is woven into the program and workshops. The program also provides wraparound supports for building life skills, education, health and wellness, employment, financial literacy, and legal aid.	• Community belonging • Connection to family • Cultural awareness/visibility • Cash/financial security
At-Risk of Homelessness			
Ontario Aboriginal Housing Services – Mkaana-wii-giwe'aad (Finding their way home) Program ²³ Ontario	The Ontario Aboriginal Housing Services is a non-profit housing provider with a focus on providing safe and affordable housing to urban and rural First Nation, Inuit, and Métis people living off-reserve in Ontario. The Mkaana-wii-giwe'aad Program believes that a strong sense of culture is important for healing and identity and uses a cultural approach to help people find housing.	The program is guided by culturally appropriate assessment tools, the medicine wheel, and Indigenous knowledge holders and experts in the field of supportive housing. The program provides homeless individuals referrals to local Indigenous agencies, access to traditional healing services, educational programming, and cultural programs and events.	• Community belonging • Cultural awareness/visibility • Cash/financial security
Fraser Region Aboriginal Friendship Centre Association (FRAFCA) ²⁴ Surrey, BC	Fraser Region Aboriginal Friendship Centre Association (FRACA)'s mission is to foster the health and well-being of urban Indigenous people in the Fraser Salish Region by providing culturally relevant services, support, and advocacy.	FRACA offers culturally relevant programs and services to children, youth, and families including: • All Nations Youth Safe House: a 30-day home-like space for youth (ages 16 to 18) enduring times of hardships with assistance in completing education, finding employment, housing or other supports • Aboriginal Homeless Prevention Program: assistance with housing applications, rental subsidies, and assistance with applying for income supports available to Indigenous families and individuals who are at risk of homelessness • Indigenous Reaching Home Outreach Program: individuals who are experiencing homelessness and face barriers such a mental health, addictions, or exiting correctional facilities are provided intense support services to help them reach their housing goals Family Home: intensive family program with wraparound supports to support family stabilization in a residential setting	• Community belonging • Connection to family • Cash/financial security

²² <http://lnhs.ca/aboriginal-youth-mentorship/>

²³ <https://www.ontarioaboriginalhousing.ca/programs/mkaana-gii-we-add-program>

²⁴ <https://fracfa.org/programs-services/>