FINAL REPORT PREPARED FOR PROJECT:

DEVELOPMENT OF A SUSTAINABLE, AFFORDABLE, AND CULTURALLY APPROPRIATE HOUSING MODEL-STAGE 1

31 March 2023

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DEVELOPMENT OF A SUSTAINABLE, AFFORDABLE, AND CULTURALLY APPROPRIATE HOUSING MODEL-*STAGE 1*

—— FINAL REPORT ——

INTRODUCTION

The Native Women's Association of Canada (NWAC) is a national Indigenous organization representing the political voice of Indigenous women and girls in Canada. Incorporated in 1974, NWAC works to advance the social, political, and cultural well-being and equality of Indigenous women through advocacy, education, research, and policy. NWAC recognizes Indigenous women in the broadest and most inclusive sense and is inclusive of status and non-status First Nations, Métis, Inuit, self-identified Indigenous, on and off reserve, Two-Spirit people, and members of the 2SLGBTQ+ community who consider themselves to be included under NWAC's mandate.

Safe, secure, and adequate housing plays a significant role in physical, mental, and psychological well-being and an individual's abilities to access social and economic opportunities. More so, sustainable, affordable, accessible, and culturally appropriate (SAACA) housing is needed to allow Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ (WG2STGD+) Peoples to live happy, healthy, and fulfilling lives.

As mentioned above, NWAC received funding from Canada Mortgage and Housing Corporation (CMHC) under the National Housing Strategy for this housing model stage 1 project. In conducting this research project, NWAC is building on previous housing research to further understand issues faced by Indigenous WG2STGD+ people. In doing so, NWAC plans to achieve the following:

- *Contribute to the improvement of housing for all Indigenous Peoples. To do so, researchers reviewed and summarized existing literature, scanned other jurisdictions for existing housing models, and prepared a national online survey to collect feedback and suggestions.*

- *Develop a SAACA and replicable housing model that responds to the unique needs of distinct groups of Indigenous WG2STGD+ people, living in different regions of Canada.*

- *Disseminate information about the model and promote housing strategies that improve housing accessibility in First Nations, on and off reserve, Métis, and Inuit communities.*

These objectives were achieved by conducting several research and design activities. Through this research, NWAC identified successful housing features and/or models in First Nations, Métis, and Inuit communities. This research, in conjunction with the national survey findings, enhanced our understanding of innovative practices, strategies, and methods in the development of SAACA housing.

LITERATURE REVIEW

BACKGROUND

Indigenous communities are facing an ongoing housing crisis related to accessing sufficient quality, sustainable, affordable, accessible, and culturally appropriate housing. This crisis is due to complex and multifaceted issues that are intensified by overcrowding, violence, poor physical and mental health, homelessness and hidden homelessness, poor educational attainment, and rural-urban migration to access critical services (NWAC, 2020). It is important to note that existing housing challenges and barriers faced by Indigenous WG2STGD+ people are a result of Canada's legacy of colonization. As a result of colonial policies, Indigenous Peoples were displaced from their homes and pushed to rural and remote areas, limiting access to traditional medicines, patterns of life, family, community, agriculture, hunting grounds and food supplies, and in some cases facing extreme cold and harsh living conditions.

According to the 2021 Census, Indigenous people are two times more likely than non-Indigenous people to live in inadequate housing. Specifically, one in six (17.1%) Indigenous people reported living in crowded housing that is not considered suitable for the residents. In 2021, 16.4% of Indigenous people lived in a dwelling that needed major repairs, while 5.4% of non-Indigenous people live in similar housing conditions (Statistics Canada, 2022).

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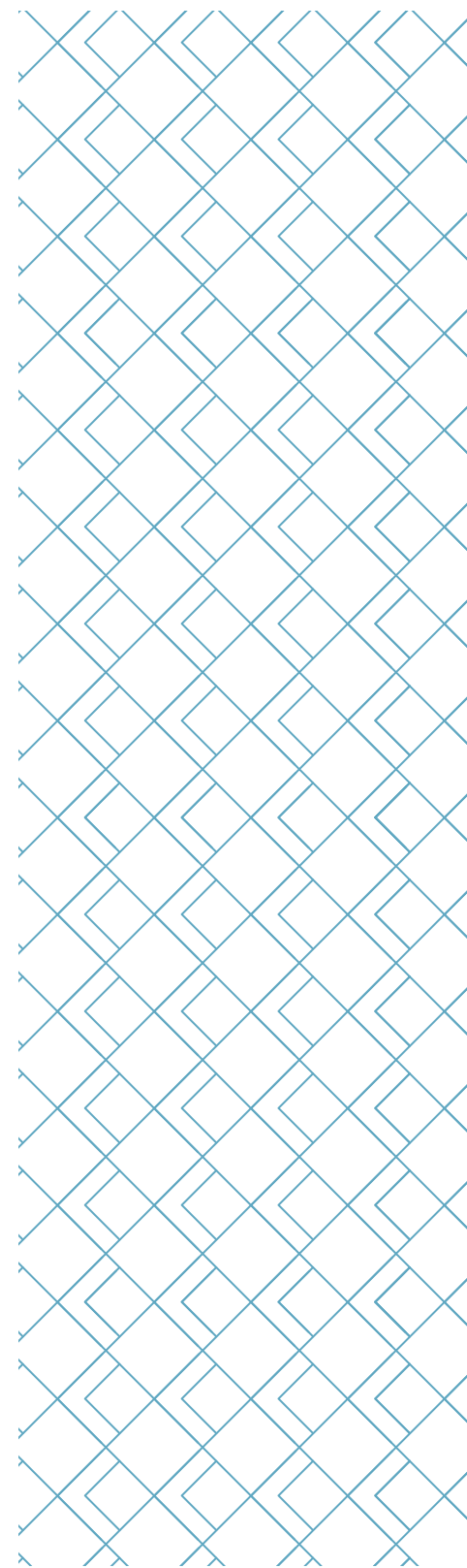
As the population of Indigenous people continues to grow faster than the non-Indigenous population (9.4% increase between 2016 and 2021), adequate housing for Indigenous people will remain an issue across Canada. The 2021 Census accounted for 1.8 million Indigenous people, including 1,048,405 First Nations, 624,220 Métis, and 70,545 Inuit living in Canada (Statistics Canada, 2022). The current housing available to Indigenous people does not meet the needs of the growing population. Across urban and rural locations, Indigenous people continue to face barriers to accessible, affordable, and adequate housing.

"A robust urban and rural national Indigenous Housing Strategy should include recognition of the growing need for culturally connected and adequate housing for Indigenous Peoples living in urban and rural settings, with a view of housing as an integral part of the reconciliation process."

(Marc Maracle, Gignul Non-Profit Housing)

NWAC values a distinctions-based approach, signifying that every Indigenous person and Indigenous group will have different needs and be affected differently by policy. Therefore, when developing policy or programming, it is necessary to be as specific and distinctions-based as possible. The following sections explore distinct housing research for First Nations, Métis, Inuit communities, and Indigenous Two-Spirit, Transgender, and Gender-Diverse+ Peoples.

RESEARCH QUESTION

What does a sustainable, affordable, and culturally appropriate housing model look like, and how can it be most effective in responding to the unique housing experiences of Indigenous WG2STGD+ people in Canada?

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FIRST NATIONS COMMUNITIES - HOUSING CHALLENGES EXPERIENCED BY WG2STGD+ PEOPLE

Each First Nations community faces unique barriers in accessing, developing, and maintaining adequate housing. It is important to note that challenges vary across urban and rural areas, inclusive of reserves and remote areas. First Nations people living on reserve are more likely to live in crowded housing (35.7%) in need of major repair, which is two times higher than First Nations people living off reserve (18.4%), specifically due to multigenerational households which moves beyond the nuclear family to include Elders, grandchildren, and/or extended family members (Statistics Canada, 2021). Crowded conditions lead to increased rates of illness. This is compounded by remote communities having limited access to primary health care, proper sanitation, and clean drinking water, leading to poorer health and subsequent social opportunities. Additionally, overcrowding can lead to quicker housing deterioration, and make houses difficult to maintain or fix (as there is no opportunity to temporarily shift people to other rooms during renovations).

Shawn Atleo, former National Chief of the Assembly of First Nations, described housing conditions in First Nations communities as "substandard and deplorable," with these problems being a persistent and growing phenomenon (Atleo, 2015, as cited by Senate, 2015, p. 9). When discussing current housing programs, Atleo noted, "Current housing programs do not meet the increased demand for new housing units, brought on by the higher-than-average population growth,

overcrowding, the outstanding and current effects of flooding, and deteriorating units as a result of poor construction and impacts from mould" (Ibid). Atleo further described the housing challenges in First Nations communities as a state of crisis. The conditions described by Atleo have not improved on First Nations reserves and in remote communities.

In addition to inadequate housing, limited access to services and resources may push individuals to migrate to urban centres to access health care, education, and employment opportunities. However, high rental costs, lack of employment, and possible homelessness are associated with off-reserve migration. First Nations women may be more likely to stay with an abusive partner or family member, face forms of violence, and experience poverty and exclusion, experiences that are uniquely impacted by whether they have dependent children (Women's National Housing & Homelessness Network, n.d.). Moreover, individuals who migrate are apart from their families and cultural practices, which can negatively affect physical and mental health.

MÉTIS COMMUNITIES – HOUSING CHALLENGES EXPERIENCED BY WG2STGD+ PEOPLE

Like other Indigenous groups, Métis WG2STGD+ people experience crowded and inadequate housing. Housing challenges vary across urban and rural areas, inclusive of Métis settlements, communities and remote areas. According to the 2021 Census, 10% of Métis lived in private dwellings that needed major repairs, which is significantly higher than the 6.7% of the total Canadian population. On the other hand, 7.9% of Métis (49,565 people) lived in unsuitable and overcrowded housing, which was comparable with their non-Indigenous counterparts (8.9%). It is important to note that most Métis people live in urban areas and are located within the southern provinces (Statistics Canada, 2021). Therefore, the rates of both overcrowding and insufficient housing are lower for Métis dwellings compared to First Nations and Inuit dwellings, and they more closely mirror the averages of non-Indigenous Canadians.

INUIT COMMUNITIES – HOUSING CHALLENGES EXPERIENCED BY WG2STGD+ PEOPLE

Inuit living in Inuit Nunangat (Inuit homeland, comprised of the Inuvialuit Settlement Region, Nunavut, Nunavik in northern Québec, and Nunatsiavut of Newfoundland and Labrador) had the highest rate of overcrowded living conditions at 52.9%, compared to Inuit living outside Inuit Nunangat at 11.4% (Statistics Canada, 2021).

Remote and northern communities face issues related to high material, transportation, and shipping costs, lack of contractors or long wait times for contracting services, isolated communities, and limited road access. The extreme change in climate and thawing permafrost make it difficult to build new houses, and many existing housing foundations require major repairs. Due to these conditions, Inuit women and families experience minimal housing options, high rental costs, a lack of subsidized housing, and overcrowded living conditions (Pauktuutit Inuit Women of Canada, 2022). These challenges create difficult infrastructure and housing conditions which directly affect the employment, education, childcare, and social opportunities.

Housing shortages and inadequate housing conditions in the northern territories, where most Inuit live within Canada, have contributed to extremely high housing and rent prices which leave many residents dependent on subsidized housing by either the government or their employer. As well, research indicates that Inuit face challenges due to the extreme weather conditions. As some communities have no shelters and extreme winter temperatures make living outside dangerous, Inuit women experiencing homelessness may be taken into the homes of family and friends that may already be crowded (Tait, 2008). In Pauktuutit's 2021-2022 study, 64% of Inuit respondents indicated that they had made use of shelters in their current city; however, many respondents experienced challenges in

accessing shelters and housing services due to discrimination, lack of documentation or paperwork, low availability, high costs, and the safety of location (Pauktuutit Inuit Women of Canada, 2022).

The 2021 NWAC literature review, "Identification and Highlighting of the Pathways (and Barriers) to Stable, Culturally Appropriate Housing Experienced by Inuit Women," outlined factors pushing Inuit women out of their communities and into urban centres. Like other Indigenous groups, Inuit women migrate to urban centres for greater housing, employment, and education opportunities. However, when compared to the rest of the Indigenous population in Canada, of which 54% live in urban areas, only 27% of Inuit currently live outside their homelands and approximately 14% reside in metropolitan areas (Pauktuutit Inuit Women of Canada, 2021).

INDIGENOUS TWO-SPIRIT, TRANSGENDER AND GENDER DIVERSE+ PEOPLE - HOUSING CHALLENGES EXPERIENCED

In addition to facing the issues outlined above, Two-Spirit, and Indigenous Transgender, Gender-Diverse+ and LGBTQ+ people frequently face additional barriers to adequate housing, employment, education, health, and social opportunities.

Housing instability for Two-Spirit, Transgender, and Gender Diverse+ people and LGBTQ+ people may lead to moving more frequently, both within urban centres and between rural and urban areas, to find or access housing
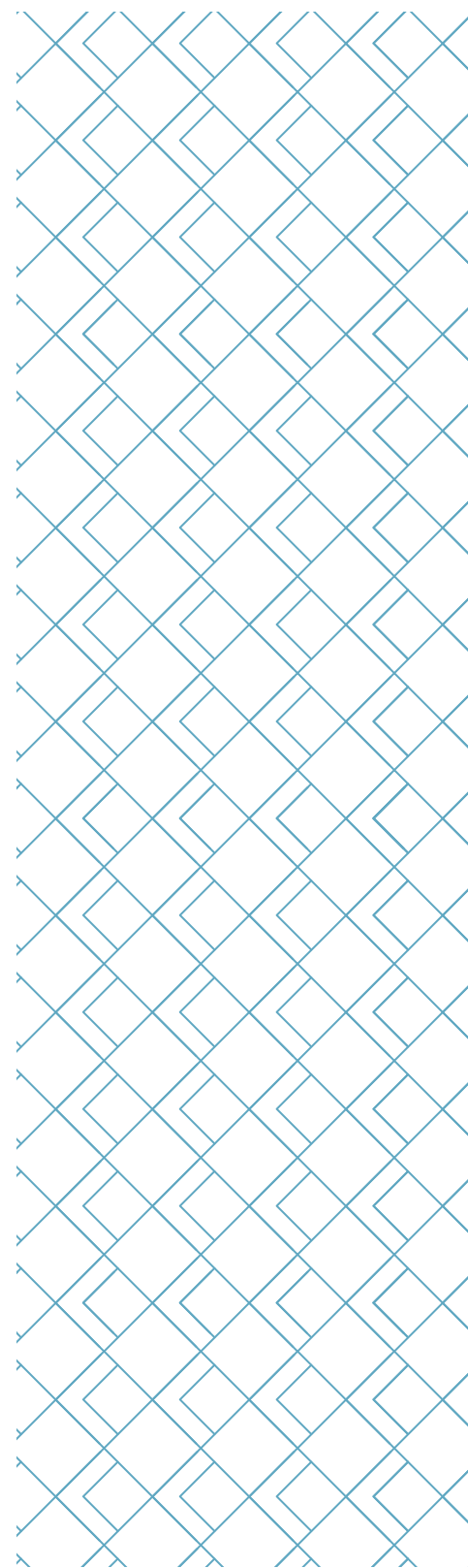
supports and resources. Rental discrimination and the underlying social determinants of gender-based discrimination, homophobia, and transphobia, also contribute to housing inequality. Two-Spirit, Transgender, and Gender Diverse+ people and LGBTQ+ people experience high levels of discrimination, harassment, and stigma when accessing emergency and transitional housing, and are subsequently at a higher risk of homelessness (Paterson, 2022, p. 5). Additionally, they may be more likely to depend on friends and family for shelter or continue living with abusive partners or family members (p. 11).

Similarly, Browne (2017) explained that the challenges faced by Transgender people when they are seeking support from mainstream organizations were often staff who were trans-ignorant or transphobic. For example, a Two-Spirit or Transgender person who identifies as a woman may be placed in a room with cisgender men, or there may be a lack of gender-neutral shower and bathroom facilities (Browne, 2017, as cited by NWAC, 2020, p. 9). It has also been recognized that many homeless shelters do not provide adequate sleeping spaces nor spaces conducive to hormone treatment administration, which transgender people often need.

Indigenous Two-Spirit, Transgender, Gender-Diverse+ and LGBTQ+ people in rural communities are more likely to face gender-based and sexual-based violence, resulting in rural to urban migration (Paterson, 2022, p. 17). However, urban centres do not always have the necessary supports and safety that individuals are seeking. Therefore, Transgender people, specifically, are on average homeless for longer periods of time than their cisgender counterparts (p. 20). These housing challenges are well documented in major reports produced by the Truth and Reconciliation Commission of Canada and the National Inquiry into Missing and Murdered Indigenous Women and Girls. Specifically, Call for Justice 4.6 of the Final Report of the National Inquiry calls upon governments to "immediately commence the construction of new housing and the provision of repairs for existing housing to meet the housing needs of Indigenous women, girls and 2SLGBTQ+ people."

DISTINCTIONS IN HOUSING NEEDS FOR FOUR GEOGRAPHIC REGIONS (INCLUDING NORTH OF 60)

In addition to considering differences among subgroups of Indigenous WG2STGD+ people, it is important to consider differences in housing needs based on geography within Canada, given the vastly different climates, ground conditions, and traditional and cultural housing.

SAACA housing solutions will vary according to differing geographical and climate influences. Coastal, prairie, boreal, and northern climates will directly affect the necessary housing required for distinct Indigenous Peoples in those regions. For example, raised foundations and screw jacks may be needed in the north to account for permafrost and shifting climates, while fireproofing may be prioritized for homes in the prairie provinces and British Columbia to account for wildfires. Basements may be beneficial for regions prone to tornados. The roof, insulation, and ventilation required will also differ depending on the climate, as humidity, temperature, and condensation can result in a greater risk of mould. As well, local materials should be considered for distinct housing models, as traditional materials are often best suited for the climate and geography within the specific region. Further details are found in cross-jurisdictional scan section below.
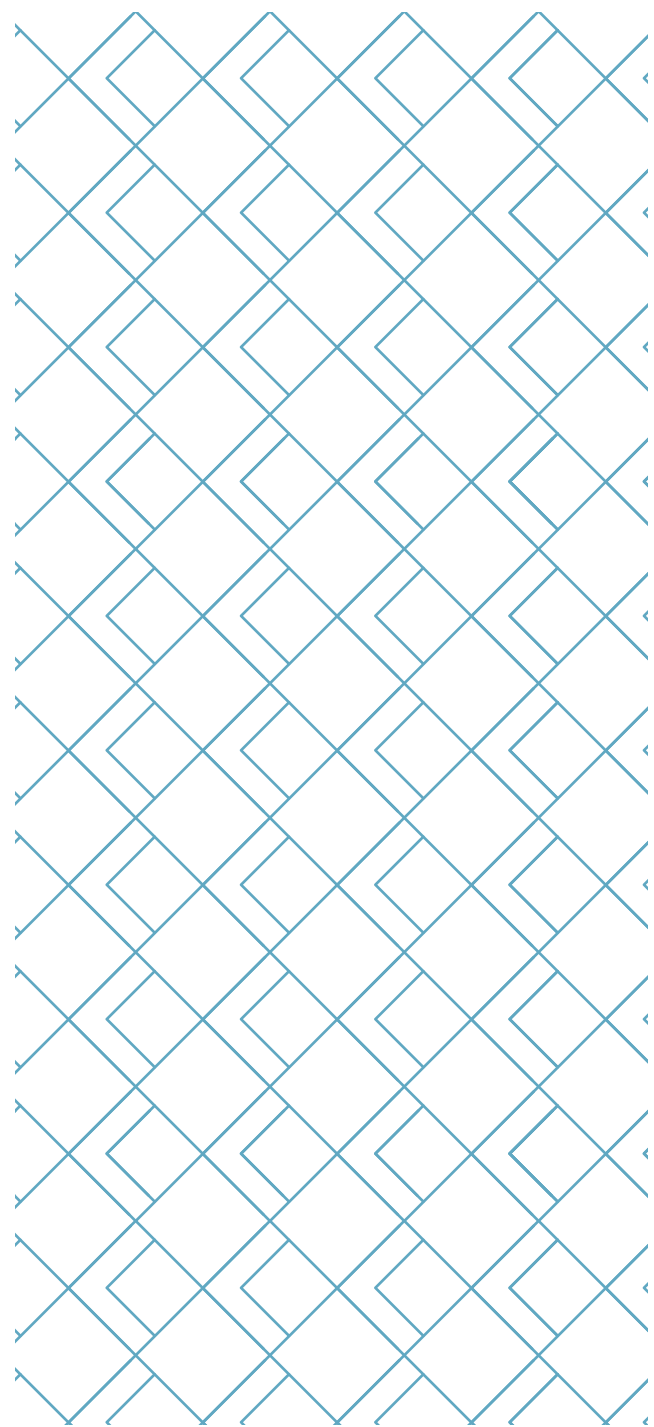
CROSS-JURISDICTIONAL SCAN

The objective of the cross-jurisdictional scan section is to present research and sources that may influence the SAACA project design. The cross-jurisdictional scan identifies regional housing initiatives and best practices for Indigenous WG2STGD+ people's housing solutions. Although not all provinces and territories are captured in the scan, due to lack of available data, the scan provides a regional lens that considers distinct Indigenous groups, community needs, climate, and geography.

HOUSING INITIATIVES AND SERVICES OFFERED

BRITISH COLUMBIA - CULTURAL AND INTERSECTIONAL FACTORS; RENT GEARED TO INCOME (RGI)

The Aboriginal Off-Reserve Housing Needs in the Cowichan Region report (2014) explores the need for safe, affordable, and culturally appropriate housing as a foundation for healthy living. A common theme, which can be translated across Canada, is the high increase in housing costs despite income and income assistance remaining stable. For Indigenous Peoples, the intersection of affordability, racism, discrimination, and stigmas leave them at a further disadvantage in accessing safe, healthy housing. When gender-related issues are layered on, problems are exacerbated.

Specific to British Columbia and the Coast Salish people, the long house and the big house were traditional places of living together. The residents shared childcare, eldercare, work, food preparation, and more. There is a disconnect between traditionally designed, multigenerational homes, and compact modern homes that target small and nuclear families. This disconnect contributes to overcrowding, related health issues, and Indigenous people seeking subsidized housing with extensive waitlists.

A recommendation put forth relates to affordability of non-market housing. In 2014, several housing complexes in Duncan, British Columbia, transitioned away from rental rates based on market rates, to rental rates based on a percentage of a household's income (30% of one's income). As well, those living in rental housing for more than 5 years would have the option to purchase their housing if they could meet the mortgage criteria, including a 5% downpayment contribution from an Indigenous Housing and Service Provider up to $15,000. By this calculation, the maximum housing price ends up being $300,000. At the time of writing, one source indicated that there are 20 apartments for sale in Duncan, BC, with prices ranging from $234,900 to $415,000. This results in insufficient housing for families with children needing more space.

MANITOBA - HOUSING FIRST MODEL; CULTURALLY PRIORITIZED WRAP AROUND SUPPORTS

The Winnipeg Housing First model emphasizes a recovery-oriented culture that offers a culturally appropriate response to understanding and addressing urban Indigenous homelessness (Urban Aboriginal Knowledge Network, 2018). The Housing First model is not a project but an approach, which was a community effort that involved team members with lived experience and Elders to ensure that the model reflected Indigenous community priorities. In coordination with local Indigenous organizations (i.e., friendship centres), the model offered wrap-around supports such as in-home counselling and treatment services. The acceptance of these services is not a requirement for maintaining housing, but clients must be willing to accept regular visits. Overall, the Housing First model was a capacity-building approach for Indigenous community members to access safe and adequate housing as a foundation for their personal goals (treatment, childcare, employment, etc.). The model ensured the initiative was appropriate for local community members through extensive community engagement and feedback loops.

ONTARIO - 10 YEAR PLAN TO BUILD 22K UNITS WITH CULTURALLY RELEVANT WRAP-AROUNDS

The Urban and Rural Indigenous Housing Plan for Ontario was developed in 2020 to provide adequate and affordable housing for Indigenous Peoples in Ontario, including culturally relevant wrap-around services and supports. The 10-year solution outlines the need for 22,000 subsidized Affordable Housing Units (AHUs) to be built (new construction and replacing aged units) to account for the current housing needs as well as population growth. Outlined as a short-term investment for a long-term solution, the Plan takes a housing-first approach to provide a solution for the over-burdened social system. The Plan identifies and addresses the gaps found in the current housing initiatives, including the Canada-Ontario Community Housing Initiative, the Ontario Priorities Housing Initiative, and the Canada-Ontario Housing Benefit. Wrap around services embody several activities, such as day care and counselling services related to employment, education, addiction, and mental health supports.

CULTURALLY RELEVANT HOUSING MODELS IN VARIOUS JURISDICTIONS AND GEOGRAPHIES

ALBERTA (PRAIRIE CLIMATE)

Whitefish Lake Innovative Housing is a 36-housing unit division on Whitefish Lake First Nation, AB. The first home design features a one-story open floorplan, and the second home is two-story with a shared common area. Expansive windows are located on the south side of each house to take advantage of solar light and heat.

The Fishing Lake Métis Triplex, located on Fishing Lake Métis Settlement, is an intergenerational living model. It houses two family units and an Elder within the same home, with two family units on either side, a central Elders unit, and a shared kitchen and living space. This design was a result of community consultation for culturally relevant and healthy housing, in addition to exceeding net-zero ready requirements.

The Alberta models listed above, in addition to the Round Prairie Elders' Lodge in Saskatoon, are designed by Métis architect David Fortin, who utilizes historic Métis housing elements in his modern designs (2017). For example, asymmetrical designs complement the Métis dual worldview. An adaptable and informal interior, such as a large dining room or living room, can be used as a gathering space, dance floor, to facilitate cultural events and provide a sense of security to women and children. A unique style of housing was developed as an outcome of Métis homesteading, such as houses built on river stone footing, underground root cellars, and large, wrap-around, and covered

balconies to be used as gathering spaces in the summer months. It is important to note the use of local materials (i.e., white poplar logs) is recognized as a traditional way of building. However, contemporary homes in Métis communities have begun to use conventional, light-framed, and pre-manufactured materials.

BRITISH COLUMBIA (COASTAL CLIMATE)

The Aboriginal Children's Village in Vancouver is intended as transitional units for families with children and youth in care and includes larger bedrooms for children to share spaces, a large communal space for gatherings, the intentional use of red, yellow, and black paint, natural cedar posts and stone siding, and colourful totem poles that were locally carved.

The Aoki Ross House is in Vancouver's downtown east side. The 26-resident building is open to Two-Spirit, Transgender, and Gender-Diverse+ people seeking transitional and permanent housing.

The Cwenengital Aboriginal Society, in Surrey, includes two sweat lodges, a carving and woodworking shop, a tipi in the summer, and a spiritual room for ceremonies.

The Friendship Lodge in Prince George includes a communal space for meals and gatherings, in addition to a large kitchen and backyard cooking area. The Lodge was built and is operated with green technologies, such as geothermal heating and cooling, highly energy efficient materials, and safe cleaning products.

The Helping Spirit Lodge and Spirit Way facilities in Vancouver, which include communal gathering spaces and spiritual medicine rooms, are intended for Two-Spirit people and women and children fleeing violence.

The Mamele'awt Qweesome Housing Society (MQHS) operates an affordable rental housing unit for Indigenous families, individuals, and Elders in Hope, BC. The unit includes 45 homes, comprised of 37 apartments and eight townhouses. All units have rents geared to income, with tenants paying no more than 30% of gross household income toward rent.

The Skwachàys Lodge, located in Vancouver, is intended for short-term residents, includes a smudge room with special ventilation, sweat lodge, and the use of local materials and artists' work.

The Ts'i'ts'uwatul' Lelum Assisted Living Project, located in Duncan, is a four-storey building comprised of 50 self-contained apartment units for Elders and people with disabilities. An Aboriginal Elders' Advisory Committee is key for advising aspects of design, employment, cultural competency training, and operations within the Project. It includes local art (i.e., totem poles), intentional colours, and a ceremony room with separate HVAC system for smudging. For assisted living, the facility offers accessible elevators and safety systems (video surveillance, audible and visual emergency alerts in each unit, etc.), two meals per day, assisted bathing and laundry services, weekly light-housekeeping, and recreation coordination.

Several of the housing models listed above were designed by Patrick Stewart, a Nisga'a architect that uses Indigenous design elements throughout his work to ensure cultural relevancy.

Additionally, Alfred Waugh, President and Founding Principal of Formline Architecture, has designed numerous buildings and housing solutions that integrate Indigenous culture and respond to the context, climate, and regional materials in the area. For example, the Dzee Ba' Yugh Heart House is located on the Lake Babine Nation's reserve in Burns Lake, BC, and was developed for women seeking a safe place

to escape domestic violence. The facility has 7 family rooms with a capacity of 21 beds. The facility includes an administration office, communal kitchen and living room, outdoor play and gathering area, and a multi-purpose space for counselling and other wrap around supports. To reach its sustainability and efficiency goals, the facility includes:

° *Innovative passive building envelope system that achieves R44 walls and R57 roof.*

° *An open wall system that included Pavetex T&G and a Majrex Vapour Membrane.*

° *High performance triple glazed windows with wood frames with aluminum exterior cladding for durability.*

° *Passive natural ventilation achieved by a custom ventilation chimney and operable windows to reduce cooling loads and provide fresh air in the summer and shoulder seasons.*

° *A 4-zone heat recovery ventilator (HRV) system for ventilation, and ceiling mounted electrical radiant panels.*
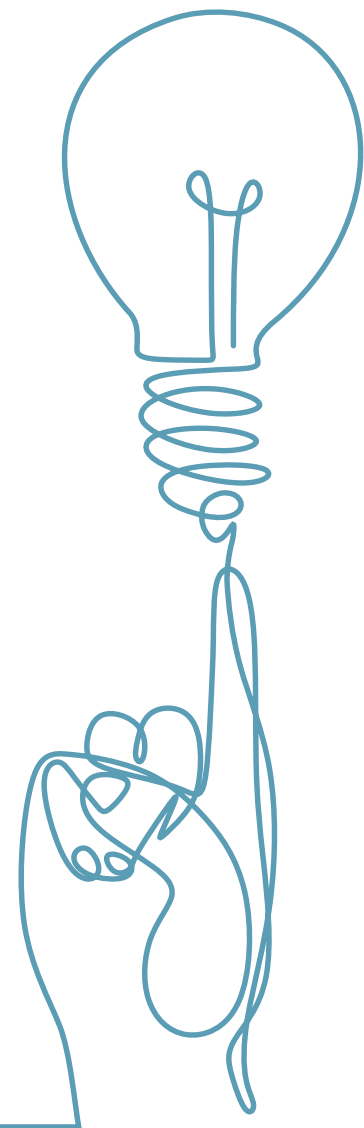
MANITOBA (PRAIRIE CLIMATE)

Bison Modular Homes have provided a unique modular home solution for Norway House Cree Nation, MB, to respond to the overcrowding and health issues in the community. The modular homes are mould-proof houses that are built on a steel frame with a heated cavity for electrical and plumbing. The exterior steel panels are filled with foam insulation which makes them mould-proof and fire resistant. Some of the manufacturing of Bison Modular Homes is on location in Norway House Cree Nation to increase employment and trades student capacity.

NORTHWEST TERRITORIES (NORTH OF 60 CLIMATE)

Blackstone Homes provides affordable manufactured housing solutions to communities throughout the Northwest Territories, including remote locations that require winter road, ferry, or barge access. The homes include screw jacks, steel pilings and gravel pads with culverts for increased stability in an area that may be prone to shifting ground. Additionally, their homes include a climate-controlled environment using system-built assembly line efficiency. The structure of the home is designed to withstand large snow loads and is rated to meet EnerGuide for Houses (EGH- a program that incorporates a home energy rating system) 80 gigajoules per year energy consumption, meeting the 2008 high efficiency threshold. Floor plans are available on the Blackstone Homes website.

NUNAVUT (NORTH OF 60 CLIMATE)

Maittuq, Saimavik and Immilijuq House, located in Nunavut, includes three housing units which provide a total of 21 supportive and transitional housing spaces for Inuit women and their children. This project is an effort to serve at-risk individuals in the community and ensure that they do not have to relocate out of the territory to access needed support services.

ONTARIO (CONTINENTAL CLIMATE)

Located in Toronto, the Thunder Woman Healing Lodge Society helps Indigenous women and 2SLGBTQ+ people who are coming out of incarceration find safe housing, which includes culturally appropriate housing to ensure cultural identities can be maintained and passed down. The Lodge includes set times for residents to use counsellor support, incorporates cultural teaching such as drum and ribbon skirt making, allows for smudging and ceremony, and holds common spaces for friends and family to gather. Additional housing units are to be built in the coming years.

The Sioux Lookout Transitional Housing Development, in partnership with Ontario Aboriginal Housing Services, provided a 20-unit transitional housing development. The development worked to aid homelessness within the community, as well as provide the supports needed to improve stability and work towards personal goals as they move into permanent housing solutions. The housing complex provides culturally appropriate life-

skills training with a trained caseworker and is staffed 24 hours a day.

The First Nations Housing Solutions, created by Royal Homes and Indigenous representative Wayne Taylor, provides high quality prefabricated houses to First Nations throughout Ontario. With 23 housing options to choose from, the models range in various sizes and designs, with some featuring multi-generation units. The floor plans for all First Nation homes are publicly available on the Royal Homes website.

QUÉBEC (NORTHERN CLIMATE)

Coordinated by the Cree Nation Housing Strategy, 55 modular homes were built throughout nine Cree Nation communities in Québec in 2021. This project was funded through the Rapid Housing Initiative (CMHC).

The Pilot Nunavik Duplex (Royal Architectural Institute of Canada, n.d.) is an Arctic housing design in Quaqtaq, Nunavik (northern Québec) which provides an affordable, culturally mindful and an Inuit-led solution to the housing crisis experienced in the north. The key SAACA elements include:

- *A raised foundation able to withstand climate shifts.*

- *An aerodynamic design that keeps the heat in and offers overall better energy efficiency.*

- *Large storage for hunting gear.*

- *Large communal spaces for gatherings.*

- *As a result of the community consultation, the large kitchen was built with a mobile island as traditional feasts are typically eaten on the floor.*

The Row Houses in Kuujjuaq, Inukjuaq, and Kuujuuarapik (Nunavik Québec) serve as condominium-style housing solutions for Nunavik residents. They are designed in rows of four homes that is served by a common mechanical room to create greater density, energy efficiency, and performance.

Similarly, a social housing model was developed to address the housing shortage in Nunavik. Single–family units, two–story fourplexes, two–bedroom duplexes and bi–generational housing continue to be distributed throughout communities in Nunavik.

The Walgwan Centre Youth Rehabilitation and Treatment Centre was built in Gesgapegiag, Québec, to help Inuit and First Nations youth find aid from abuse. Welcoming up to 12 youths in residence, the Centre offers housing, therapy, teaching, basic medical care, recreational services, and support.

The Pilot Duplex, Row Houses, social housing and Treatment Centre were designed by Alain Fournier. "For Inuit and First Nations, sustainable housing design goes beyond technical issues of safety, energy and environmental considerations, to embrace cultural re-appropriation and empowerment" (Alain Fournier, Architect, p. 3).

SASKATCHEWAN (PRAIRIE CLIMATE)

Prairie Stone Indigenous homes provides a key solution to a significant housing concern in the prairie provinces, the susceptibility to wildfires. The Prairie Stone homes are built with a fire-proof exterior, which is also beneficial in extreme weather climates and storms. Additionally, the material will not rot, rust, or mould, improving the sustainability and longevity of the home. The prefabricated family homes are available in 1200-1600 square feet but can be made customizable.

The Round Prairie Elders' Lodge, located in Saskatoon, provides Métis Elders with culturally appropriate housing including traditional plants, ceremony and prayer room, gathering spaces, and a focus on health and wellness. The building is also net-zero ready with the addition of solar panels on the roof.

The Universal Utility Core Housing Prototypes are located on Opaskwayak Cree Nation, SK, and are intended to provide housing in remote and northern First Nations. They feature a home with an energy-efficient design that is highly insulated, reducing energy and operating costs for the First Nation.

Additionally, companies such as Jandel Homes and AJS Indigenous Housing Solutions provide modular housing options to Indigenous communities in Alberta and Saskatchewan. The floor plans, specifications, and materials can be found on their respective websites. Although the housing solutions are modular, they include large floor plans for larger families or multigenerational homes.
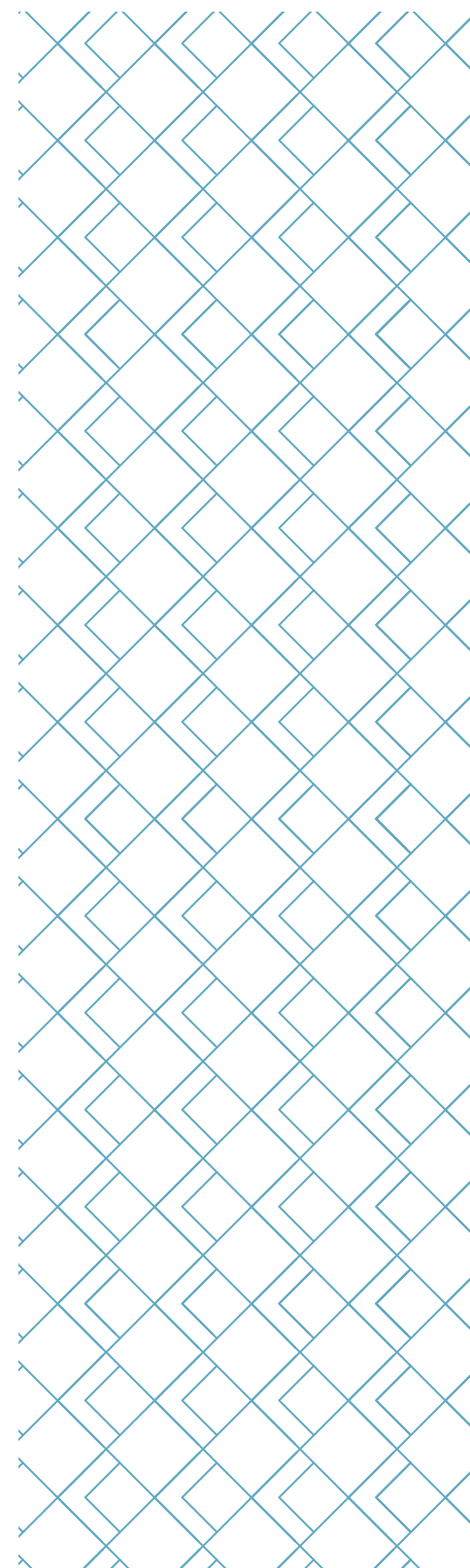
CURRENT HOUSING STRATEGIES

This section reviews various strategic approaches that mitigate housing challenges experienced by Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ people. As NWAC values a distinctions-based approach, signifying that every Indigenous person and Indigenous group will be affected differently, it is important that we address the distinct housing needs of First Nations, Métis and Inuit women living in both urban and rural communities, and consider geographic and climate nuances.
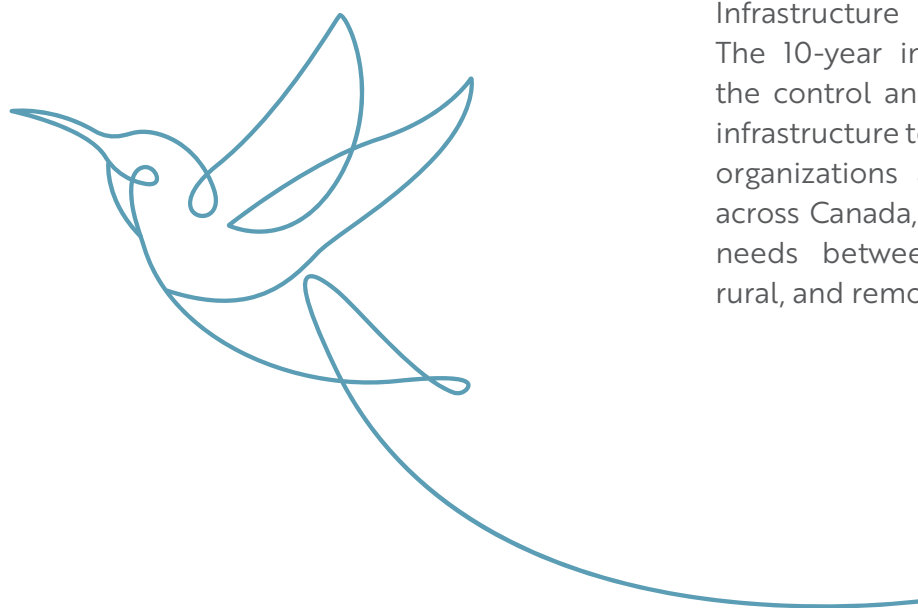
ASSEMBLY OF FIRST NATIONS (AFN) NATIONAL FIRST NATIONS HOUSING AND RELATED INFRASTRUCTURE STRATEGY

The development of a National First Nations Housing and Related Infrastructure Strategy (2018) supports First Nations governance systems, care, control, and management of housing and related infrastructure (e.g., drinking water, street lighting). The Strategy takes a by First Nations for First Nations approach, while written alongside the federal government to align with government priorities. The Strategy provides a roadmap for implementing new housing systems with First Nations authority, and a long-term approach to infrastructure on and off-reserve (inclusive of urban, rural and northern areas), and it builds on international declarations and national recommendations including the United Nations Declaration on the Rights of Indigenous People (UNDRIP), and the 2015 Senate Report On-reserve Housing and Infrastructure Recommendations for Change. The 10-year implementation plan will allow the control and management of housing and infrastructure to be transitioned to First Nations organizations and housing service providers across Canada, supporting the unique housing needs between regions, on-reserve, urban, rural, and remote areas.

INUIT NUNANGAT HOUSING STRATEGY

The four regions of Inuit Nunangat are situated in two provinces and two territories, and each of the regions has a distinct legal and political reality including land claims and public governance. However, they face the same set of housing barriers and challenges that accompany remote and northern living conditions. The strategy sets out Inuit-specific approaches to ensure safe and adequate housing solutions for Inuit as well as improving socioeconomic outcomes and quality of life. Specific actions include assessing recent housing investments, enhancing research and statistics, reducing overcrowded living conditions, increasing affordability and housing quality, and enhancing capacity and intergovernmental collaboration.

MÉTIS NATION HOUSING STRATEGY

The Métis Nation Housing Strategy supports the four Governing Members of the Métis National Council (Métis Nation British Columbia, Métis Nation of Alberta, Métis Nation-Saskatchewan, and Métis Nation of Ontario) to deliver programming for their citizens to address housing needs. As of March 31, 2021, partners built or bought 1,158 housing units, repaired or renovated 2,096 housing units, and provided annual rental supports or subsidies for 7,584 housing units in both urban and rural areas (Government of Canada, 2022).

NATIONAL HOUSING STRATEGY

The Canada Mortgage and Housing Corporation (CMHC) launched the National Housing Strategy in 2017 with a vision for all Canadians to access affordable housing that meets all distinct needs. The primary focuses of the strategy are to provide housing for those in greatest need, community housing sustainability, Indigenous housing, northern housing, sustainable housing and communities, and a balanced supply of housing (CMHC, 2018).

The Strategy has recognized access to safe and adequate housing as a fundamental human right and acknowledges the importance of housing for disadvantaged groups (NWAC, 2018). Although this strategy incorporates a gender-based analysis in developing housing solutions, it does not apply a culturally relevant gender-based analysis (CRGBA). A culturally relevant approach acknowledges the specific experiences of Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ people. To close this gap, CMHC has recently contracted NWAC to conduct research and engagement to inform its Urban, Rural and Northern Indigenous Housing strategy. It is hoped that the current literature review and model research will complement that project and inform more culturally appropriate housing practices being adopted in future.

HOUSING FIRST STRATEGY

The Housing First Strategy is a recovery-oriented approach that is intended to move people experiencing homelessness into independent and permanent housing, and to provide housing as the foundation to pursue personal goals such as sobriety, employment, education, and childcare.

Gaitz, Scott & Gulliver (2013, pp. 5-6) have identified five core principles of the Housing First Strategy:

1. Immediate access to permanent housing with no housing readiness (net zero energy) requirements

2. Consumer choice and self-determination

3. Recovery orientation

4. Individualized and client-driven supports

5. Social and community integration

According to the above principles, this strategy is a rights-based intervention based on the belief that all individuals deserve housing. The right to housing is a precondition for healing and recovery, which is of particular importance when addressing the distinct housing needs of Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ people living in urban and rural areas.

The Winnipeg-based At Home/Chez Soi project (2014) produced research on the implications of Housing First, specifically the impact on people experiencing poor mental health. In this study, 71% of participants were Indigenous and the Housing First program helped participants heal from trauma as it offered important access to Elders, Indigenous staff, and cultural activities (NWAC, 2020). Overall, adequate housing that met individuals' needs served as a foundation for supportive relationships and healing of illness and trauma related to the Residential School System and the Sixties Scoop. Additionally, Indigenous women who sought Housing First opportunities were allowed to regain custody of their children during the program (Distasio et al., 2014, p. 23).

While this approach emerged in the context of homelessness, mental health, and addiction, it underscores the fact that safe, reliable, and culturally appropriate housing is the foundation for success in many other areas of life (NWAC, 2018, p. 7). The Housing First Strategy is an effective and meaningful strategy for Indigenous Peoples within urban centres to access safe housing. However, these individuals may have left their home communities to access housing. As a result, Indigenous women migrating to urban areas may lose meaningful connections to family, community, and cultural practices (NWAC, 2020). It is preferable if such housing and wrap around services and supports can be provided closer to the individual's community, family, and cultural connections.

REACHING HOME: CANADA'S HOMELESSNESS STRATEGY

The Reaching Home strategy was launched in 2019 to support the goals of the National Housing Strategy and is a community-based program focussed on homelessness prevention across Canada. The strategy has increased funds to address Indigenous homelessness in urban, rural, and remote communities by supporting distinct community initiatives that address the unique homelessness challenges.

RIGHTS-BASED APPROACH

A rights-based approach sets out a long-term vision for housing and its focus is on individuals in greatest need. This approach is based on the human rights principles of non-discrimination, inclusion, participation, and accountability (Canada Women's Foundation, 2018). This rights-based approach moves beyond providing physical shelter by focusing on the various individual needs. Indigenous WG2STGD+ people face additional barriers to accessing adequate housing, and this can have impacts on them and their families. For example, Indigenous women can lose custody of their children if they do not have access to stable housing (NWAC, 2018, 2020).

There is a public misconception that most of the homeless population are men; however, roughly half of the homeless population are women and girls in Canada. Thus, to provide inclusive housing, it is also necessary to understand the impacts of the gender based-violence, gender gaps, workplace discrimination, and the expectation for women to assume the primary responsibility for raising children as these connect to homelessness and housing solutions (Canadian Women's Foundation, 2018, p. 1).

What is more, according to Statistics Canada (2021), Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer (2SLGBTQ+) people (at 27%) were twice as likely as non-2SLGBTQ+ people (13%) to have experienced severe homelessness and housing insecurity. Indigenous youth who identify as 2SLGBTQ+ experience homelessness and street involvement disparities compared to their heterosexual and cisgender counterparts. The specific disparities include precarious housing, lack of support and resources, and they are more likely to migrate away from reserve or community to yet end up homeless in other places (Abramovich et al., 2017, p. 34).

In a rights-based view, homelessness can be understood as rights-deprivation. The right to housing cannot merely be thought of in terms of shelter, but rather the right to security, peace, and dignity. To translate this approach to housing and achieve the principles of inclusion and participation, decision makers need to collaborate with Indigenous WG2STGD+ people to ensure programs and services directly respond to community needs and priorities.

The literature review report was shared with the project architectural firm to inform design of the model.

NATIONAL ONLINE SURVEY

OVERVIEW

NWAC's communication team posted the link to the 30-question national online survey across social media channels between February 8-22, 2023. The complete list of survey questions and responses can be found in **Appendix C**. 100 participants aged 17 or older responded, comprised of 76 First Nations, 7 Inuit and 17 Métis people. The survey included participants from British Columbia (22), Alberta (14), Saskatchewan (5), Manitoba (8), Ontario (26), Newfoundland (6), Nova Scotia (8), with limited representation in Northwest Territories (2), Nunavut (1), Quebec (2), New Brunswick (4), and Prince Edward Island (1). Participants identified as Women (85), Two-Spirit (7), Intersex (3), Transgender (2) and other. Sexual preferences included heterosexual (64), bisexual (8), pansexual (8), sexually fluid (7), asexual (5), questioning (4), queer (3) and other.

NWAC analyzed the survey data, produced a findings fact sheet, and shared it on social media and with the architect. The following sections summarize findings, implications and recommendations gathered from the literature review and the survey analysis.

IMPLICATIONS AND RECOMMENDATIONS FOR DEVELOPING SUSTAINABLE, AFFORDABLE, ACCESSIBLE, AND CULTURALLY APPROPRIATE HOUSING

By designing meaningful, value-driven housing, cultural identities can be maintained and passed on for generations. Therefore, it is necessary to provide housing that reflects Indigenous cultures, builds a relationship with the landscape, and works as a community's social fabric. Adequate housing is more than a roof over a person's head, but rather a foundation for individuals, families, and communities. McCartney (2016) explains that "a house is a powerful cultural tool, and housing system should not be reduced to only the creation of shelter or isolated dwelling units but must be considered as part of a complex network or community assets" (p. 21). As noted, this approach will also reflect the distinct needs of First Nations, Métis, and Inuit Women, Girls, Two-Spirit, Transgender, and Gender Diverse+ people. This next section includes conclusions, recommendations and examples related to sustainable housing.

SUSTAINABLE HOUSING

Sustainable housing features, materials, and green technologies for housing construction and home operation will have social, economic, environmental, and cultural benefits to Indigenous communities. Sustainable design may also minimize the monthly operating costs and subsequent maintenance for the occupants. Moreover, local and traditional materials can be sustainable by nature and can increase the cultural relevancy of the housing model. The section below explores two examples of Indigenous housing design that incorporates sustainable elements.

SEABIRD ISLAND PROJECT

The Seabird Island First Nations Sustainable Community Project, located on the Fraser River in British Columbia, provided sustainable housing solutions to Sto:lo First Nation (CMHC, 2009). The project consists of seven housing units configured in four buildings – one duplex, one triplex, and three single-detached units. The Seabird Island Project was an opportunity to implement and assess innovative, sustainable and green design features:

- *The use of renewable energy sources such as wind and solar (e.g., the dark green metal roofs on each home are used to collect solar heat).*

- *Water heating via low-tech methods: a solar roof, earth tubes, radiant heat floors and recirculated hot air from a solarium. There are no furnaces in the homes, only gas hot water heaters supplemented with a fan coil (for two-story units).*

- *Flexible floor plans and barrier-free designs. As family configuration changes, each unit in the triplex and each detached home could be converted into two self-contained suites to accommodate the changing needs of families and Elders.*

NORTHERN SUSTAINABLE HOUSE

Arviat is an accessible Inuit community in southern Nunavut; however, like many communities in the north, Arviat faces significant construction challenges due to cold weather, limited building seasons, high material and shipping costs, and lack of skilled labour. Additionally, wind, snow, and permafrost add increased stress on infrastructure requirements and the design of durable, energy-efficient, and affordable housing. The design and construction of the Northern Sustainable House (NSH) demonstrates sustainable housing technologies and can be successfully deployed in northern housing (CMHC, 2015).

A one-story, three-bedroom house includes the following design features:

° *Foundation: The Arviat NSH was built on a gravel pad and is supported by screw jacks that can be levelled individually as needed.*

° *Roof: The shed-style roof of 2:12 slope was constructed to increase the area on the southeast facade of the house for future solar panel integration. Tyvek spun-bonded olefin wrap was provided on the exterior of the roof assembly as the air barrier, and the 0.15-mm (6-mil) polyethylene near the interior of the assembly functions as a vapour barrier.*

° *Space Heating: The Arviat NSH uses an oil-fired boiler.*

° *Mechanical Ventilation: As is standard practice in new housing construction with the NHC, a heat recovery ventilator (HRV) in the house provides efficient and economical, year-round mechanical ventilation, supplies fresh air to all occupied rooms, and exhausts air from the kitchen and bathroom. Given space constraints in the mechanical room of the Arviat NSH, the HRV was installed in the heated ceiling space above the hallway.*

Sustainability related ideas put forth by survey respondents include use of or having solar energy, a garden and green spaces (including composting systems), recycling, thermal in-ground heating, energy saving appliances, rainwater catchment systems, high-quality insulation, windows, heating, and plumbing, as well as the use of sustainable materials (e.g., cedar, hemp, and other materials local to the region). The responses directly address the high cost of utilities, and the high amounts of mould and mildew due to dated appliances and poor windows, insulation and heating systems.

BUILDING MATERIAL CONSIDERATIONS

Research favours the use of local materials when possible. Use of local materials such as lumber, gravel, or stone is a culturally and environmentally appropriate approach to material procurement, as these materials were likely used in traditional housing in that area. Additionally, these materials can be purchased from local Indigenous businesses which is a positive economic opportunity for the community.

Further, examples described in the cross-jurisdictional scan highlight the benefits of using maintenance free materials, which can be important to Indigenous WG2STGD+ people in cases where one is a single-parent, lacks experience and education in how to maintain a home, or lacks the resources to hire maintenance support. Companies such as Prairie Stone, Bison Modular Homes, Jandel Homes and AJS Indigenous Housing Solutions provide modular housing with steel frames and foam insulation to ensure materials will not rot, rust or mould, and are fire-proof and extremely durable. Likewise, studies and examples above from northern, prairie, and coastal regions emphasize the importance of ensuring that materials are climate and soil/ground condition appropriate, for example, housing with screw jacks for increased stability on thawing ground and shifting foundations.
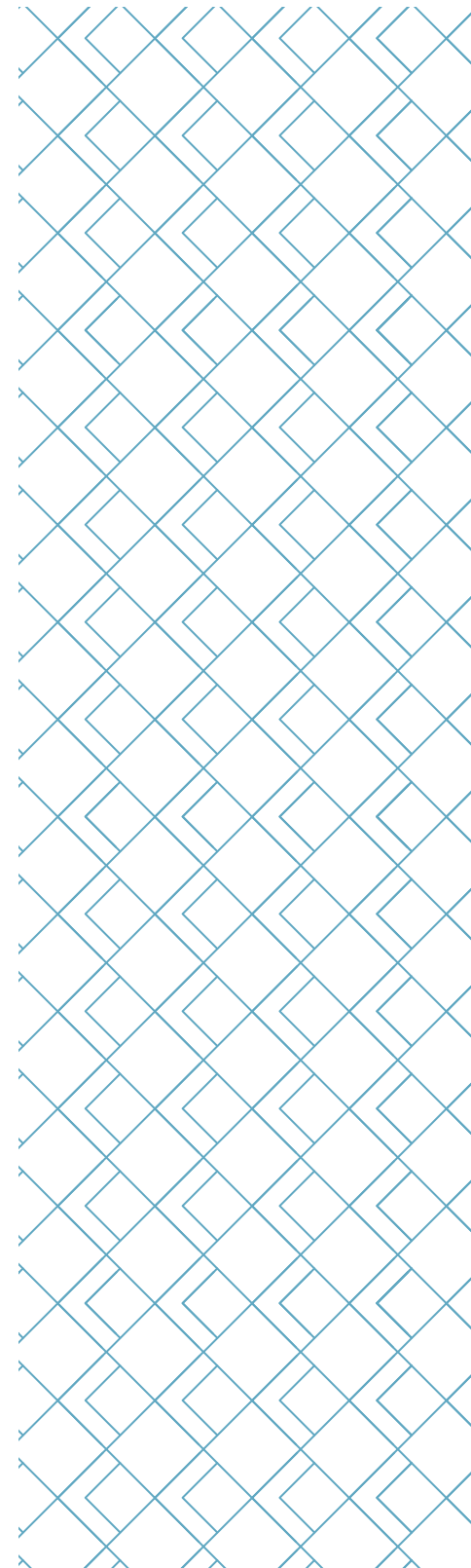
AFFORDABLE HOUSING

According to Milligan et al. (2009), affordable is defined as "housing for rent or purchase that is affordable to households whose financial capacity to obtain private housing is constrained. Such designated affordable housing could be funded, provided and regulated in various ways. Thus, traditional forms of social housing, other forms of non-market housing and market housing that meet affordability benchmarks are included under the umbrella of affordable housing" (p. 17). What is more, affordable housing factors include the following:

° *Initiated and owned by non-government, not-for-profit providers for a social purpose.*

° *Financed through a mix of public subsidies and/or planning benefits and private equity and/or debt finance.*

° *Priced at below market rents.*

° *Restricted to moderate and/or low-income client groups.*

Similarly, the Canada Mortgage and Housing Corporation indicates that affordable housing means housing that is modest in terms of floor area and amenities, based on household needs and community norms; is priced at or below average market housing rents or prices for comparable housing in a community or area; and is for the benefit of and affordable to households who are on, or eligible to be on, a waiting list for social housing. Generally, when 30% or less of gross income is spent on housing and heating the house, it is considered "affordable."

Affordable housing has a slightly different meaning when considered as part of the housing continuum.

Figure 1:
CMHC[1] and NWAC Gender-Based Housing Continuum

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1 Red labels reflect original model developed by CMHC, Blue labels reflect NWAC's NWAC's continuum from a previous research report "Indigenous Housing Policy and Engagement Final Report to Indigenous Services Canada, pg. 9 (2020).

NWAC's intent for this project is to determine and suggest how to design and make a sustainable, culturally relevant model/unit as affordable as possible to build and maintain for Indigenous WG2STGD+ people. Lack of affordable housing is a common barrier for Indigenous communities, especially in the northern territories where housing prices are significantly greater.

A pan-Indigenous approach to housing has prevented numerous Indigenous WG2STGD+ people from purchasing or accessing housing, especially if individuals have dependent children. In a former NWAC study (Indigenous Housing: Policy and Engagement, 2020), 57.8% of research participants did not have sufficient funds for their basic needs after housing expenses. Specifically, Indigenous WG2STGD+ people living in overcrowded houses were 50% more likely to not have enough money after housing costs. Affordability remains a primary concern for many Indigenous Peoples across urban, rural, and remote areas.

The lower cost of on-reserve housing, in part due to subsidized housing and/or differences in taxation, has encouraged many individuals and families to remain or return to their reserve or community. While the initial costs of on-reserve housing tend to be lower, on-reserve First Nations people face other financial challenges associated with the cost of housing, in addition to overcrowding, violence, and health issues. Due to limited housing quantities and options, Indigenous WG2STGD+ people must make difficult housing choices, often leading them to migrate away from their community to access greater housing opportunities.

Most survey respondents identified the need for greater access to rent subsidies, affordable utility costs, rent-geared-to-income programs, and financial literacy training, to name a few, as supports that could help them meet their housing needs. The most frequent trend was individuals wanting to purchase a home but simply couldn't afford to or didn't have the knowledge of programs and resources available to them. Affordability trends were similar across all respondents, inclusive of urban, rural, remote, and on/off-reserve locations.

ACCESSIBLE HOUSING

Living with a disability, functional limitation, or mental health disorder is complex and has many intersecting and underlying layers of marginalization that are overcome by individuals and their supports through inclusion, empowerment, and resilience (NWAC, 2018). Accessible housing design ensures that people of all ages and abilities can enjoy a home's features and live comfortably. Examples of accessible design may include, but are not limited to, wide doorways, lipless doorways, ramps, open floor plans to account for wheelchairs and walkers, grab rails in the bathroom near toilets and in showers, doorless showers with bench seating, pull-down bars in closets and cupboards, lower storage spaces and countertops, favouring drawers to cupboards in kitchens, low drawer microwave ovens, outdoor spaces that are free of cobblestone or brick, and visual aids for those that are deaf or hard of hearing.

However, accessibility goes beyond physical accessibility to include cultural and spiritual accessibility. Indigenous cultural accessibility may include large spaces for gatherings and events, and spaces intended for ceremony, inclusive of smudging and burning of medicines. Moreover, traditional Indigenous homes are inclusive of multi-generational families, and therefore must respond to the various abilities of the residents, particularly Elders.

A full list of accessible and adaptable housing suggestions can be found on the CMHC website.
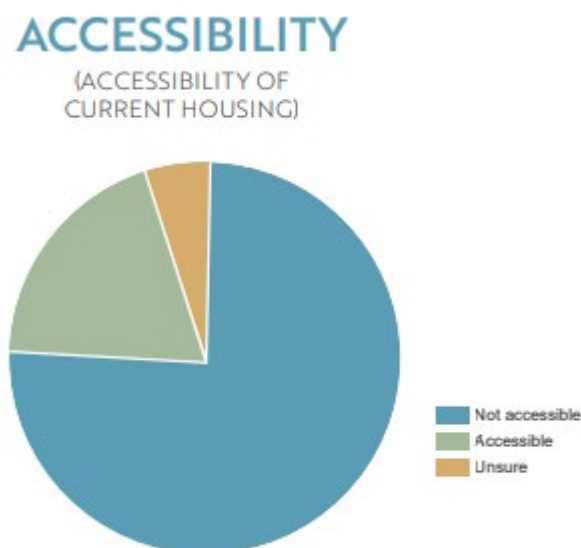

Figure 2: Current housing accessibility identified by survey respondents.

Overall, 76% of respondents stated their current home is not accessible to enable themselves or persons with disabilities easy access and mobility within their home. This is largely due to older homes that are not made accessible, nor can they be easily renovated to be made accessible. As well, Indigenous people living in urban centers may live in smaller apartments that include stairs, small doorways, bathrooms, and kitchens. Frequent suggestions to enhance accessibility include one-story homes, ramps, wide hallways and doorways, hearing and visual aids near entrances, lower counter heights, higher toilets, walk-in showers with grab bars and non-slip flooring.

73% of respondents indicated that they were close to important services (e.g., medical services, childcare, educational center, recreational facilities) and 49% of respondents have access to public transportation. People living in rural and remote areas do not have the same access to transportation services as their urban counterparts, which creates difficulties in accessing support services, cultural programming, emergency services and more.

However, urban areas continue to lack culturally appropriate support services such as mental health services, emergency shelters and community gathering spaces. Across urban, rural and remote locations, there is a continuous trend of discrimination, racism, sexism, and homophobia when accessing shelters and transitional housing. The needs for more Indigenous support workers and education for non-Indigenous support workers are discussed in the conclusion section below.

CULTURALLY APPROPRIATE HOUSING

It is essential to consider traditional values and cultural elements in designing housing models for Indigenous people, inclusive of First Nations, Métis, and Inuit living in both urban and rural areas. Culturally appropriate housing moves beyond the physical structure and includes comprehensive ways of designing and incorporating private and shared room spaces informed by cultural factors and influenced by the local region (Rachelson, 2019).

NWAC believes that housing models and design require thorough consultation with the Indigenous communities where the housing will be placed, to account for the unique needs of Indigenous WG2STGD+ people across various geographic regions. It is also important to consider how Indigenous values and practices can coexist within a Western context (Lindstrom, 2021, p. 60). Three key features of culturally appropriate housing may include:

1. Space for ceremony and smudging (which may require special ventilation and/or fire code considerations).

2. Environmentally sustainable housing that incorporates aspects of the natural world.

3. Adequate space to accommodate family, relatives, and passing visitors.

For example, the Ontario Ministry of Aboriginal Affairs built a smudging room at its offices in Toronto to allow for Indigenous smudging and other traditional ceremonies to occur. The two-room design features a larger room with a connected smaller space where traditional medicines will be stored, along with access to clean water for ceremonial purposes. When not in use for ceremonial purposes, the combined space can host larger circles and gatherings. The design for the new space includes Indigenous etchings on a floor-to-ceiling curved glass wall and will feature artwork from Indigenous artists. These rooms can also attend to Indigenous WG2STGD+ people's needs by being used as a safe place for breastfeeding, hormone treatment, or other medical uses.

In a British Columbia report (2018), culturally appropriate housing includes:

- *A distinct look-and-feel that does not adhere to a Western design or institution.*

- *A calming environment through exposed natural wood/logs, round shapes to the building and appropriate use of colour.*

- *Outdoor space with greenery and foliage.*

- *Spaces that can expand to cope with many visitors (such as during special events like funerals, etc.) including having enough bathrooms and sufficient kitchen and storage space.*

- *A place for outdoor cooking (including outdoor or indoor food storage for large quantities).*

- *Houses aligned to local weather patterns and sun, rather than just to the street, to help cool and warm the house (including sufficient shading and insulation).*

- *Potential for disability support and accessibility (e.g., hallways and bathrooms that can fit a wheelchair).*

- *Quiet places for children to study and sleep away from areas where adults socialize.*

Adding an Indigenous WG2STGD+ people's lens, culturally and gender appropriate housing means building a safe and appropriate space for healing and support. Examples of this include safe spaces for administration of hormone treatments and other medications, extra support for single parent families, easy to maintain homes and appliances, and outdoor spaces with designated places to grow food and traditional medicines. As well, designated spaces for communal gatherings, ceremony, counselling, treatment services, storytelling and crafts (including storage for materials, drums, etc.) are an instrumental part of healing.

Providing culturally relevant housing models for Indigenous Peoples will encourage the continuation of cultural practices, such as cooking, communal meals, social or religious gatherings and festivities, in addition to

housing large and multigenerational families. It will increase the social and economic security of the residents by providing a foundation to pursue personal goals, which will subsequently lessen the overcrowding of family members and provide safe infrastructure that decreases the health concerns identified throughout the literature review.

Culturally appropriate housing allows for Indigenous cultural identity to be created, maintained, and passed down for generations. Survey respondents suggested various culturally appropriate designs and considerations, including:

- **Designated cultural spaces.** *A cultural and spiritual room is used for gatherings, ceremony, crafts and more, which includes the appropriate ventilation for smudging and storage for traditional items. Outdoor cultural spaces include a firepit and round seating, gardens, and saunas or sweat lodges.*

- **Multigenerational living.** *It is important for immediate and extended family members to live within one home, as well as ensuring accessibility for Elders and people with disabilities. This could include a single dwelling, multi-unit or co-op housing to allow for multigenerational living arrangements.*

- **Indigenous design.** *Indigenous design and décor elements such as regional art, carved doorways and cabinets, Indigenous plants and medicines, and circular seating areas directly enhance the cultural relevancy of the home. Additionally, natural colours, wood, and light were frequent comments.*

- **Access to core services.** *Proximity to transportation, health and food services, cultural centers and gathering spaces, education programs, childcare, and more, prove paramount to an individual's well-being.*


Figure 3:
Word Cloud of culturally appropriate housing features identified by survey respondents.

FINDINGS BY DISTINCTION

NWAC values a distinction-based approach, meaning that every Indigenous person and Indigenous group will be affected differently. The following sections outline the distinct data findings for First Nations, Métis, and Inuit Women, Two-Spirt, Transgender and Gender Diverse+ Peoples, and by geographic regions.
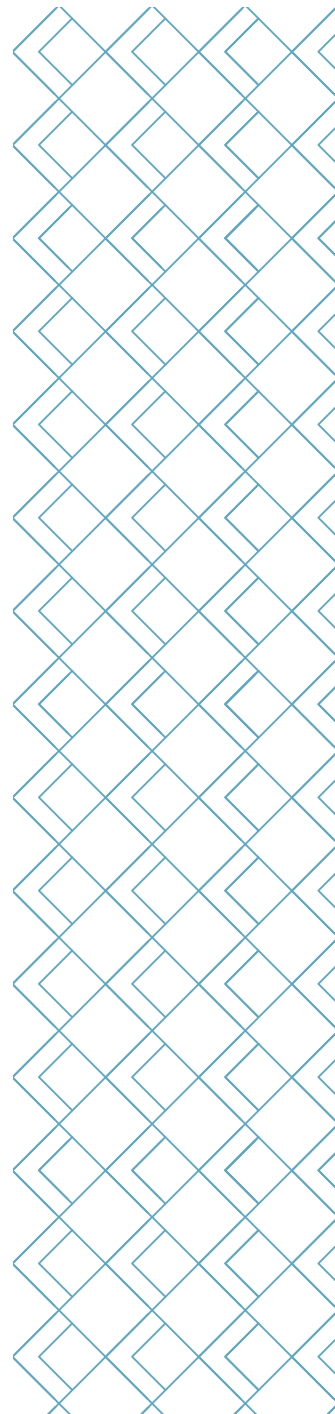
FIRST NATIONS WG2STGD+ PEOPLE

Although many respondents would like to migrate back to their home reserve or community, they feel that the high housing costs (Northern areas especially) and housing shortages are keeping them in urban areas, which offer more housing options.

Most First Nations respondents desired a mid-sized home (1000-2000 sq ft) to live comfortably and not excessively. Important elements to the home were large, shared spaces (living rooms and kitchens), accessibility for Elders, and large yards (including garden spaces). It was identified that circular sitting areas, specifically in the dining room, living room and outdoor area, were important to foster community, family, and gathering. If space allowed saunas (outdoor or indoor) or an outdoor communal sweat lodge would be important for ceremonial purposes and overall well-being.

Many First Nations identified a designated room for crafts (i.e., drum making, ribbon skirt making, harvesting medicine), appropriate storage, and ventilation for smudging. Designated spaces within the building allow residents to regain and strengthen Indigenous ways of knowing, doing, and being; pass cultural practices along to future generations; and to connect and come together. Overall, a cultural room is essential to an Indigenous person's recovery and well-being.

Most First Nations respondents expressed that they live in an older home that is nearly impossible to make changes for accessibility. Additionally, respondents indicated that single walk-in showers are sufficient in small spaces or for people who cannot access a bathtub; however, full bathtubs are essential for babies, children, and some people with disabilities.

There were several common accessibility preferences among First Nation respondents, the most popular being the laundry on the main level rather than in the basement. Placing the laundry on the main level ensures it is accessible for people with disabilities and Elders, especially those that live alone. It is also important to consider the placement of laundry facilities in a multi-unit building as laundry rooms in basements and back-of-buildings may be dangerous for Indigenous Women and Gender-Diverse people, and therefore it would be beneficial for laundry rooms to be in high traffic areas where residents frequently pass by.

As for the exterior, yards that feature trees, bushes, and wild plants would prove easier to maintain than a grass lawn that requires regular mowing and care. This low-maintenance feature is also culturally appropriate as it can allow traditional plants to be part of the landscape.

Several First Nation respondents identified the need for pet-friendly housing as many transitional housing and emergency shelter facilities do not allow animals, despite the fact they are informal emotional support animals for many people. Pet-friendly housing would provide Indigenous WG2STGD+ people a sense of home and security, and the benefits of support animals are paramount to one's mental health.

MÉTIS WG2STGD+ PEOPLE

Common features identified by Métis respondents are ramps for accessibility (53%), natural elements within the home, natural light and woodstoves for both heat and cooking. In terms of low maintenance housing, Métis respondents made mention that it would be helpful for lawn mowers and snow shovels to be included with the home (as well as education on how to use these tools and additional appliances), as well as having a cleaning person come regularly (specifically for single parent families or people with disabilities).

Three Métis respondents stated they would like the home designed with elements of a tipi, specifically the use of round spaces (windows, living room and kitchen seating areas) to foster gathering and community. Likewise, most Métis respondents desired an abundance of Indigenous art and carved doorways, cabinets, and features.

It is important to note that remote locations, especially where there is heavy snowfall, require generators, deep freezers, pantries with non-perishable foods, and alternative sources of heat (such as a woodstove). More so, it was common in traditional housing to include an underground pantry for a large stock of traditional or harvested food items.

INUIT WG2STGD+ PEOPLE

57% of Inuit responses desired large-sized houses (2000+ sq ft) with large backyards and gardens, specifically to house their immediate family as well as extended family members. Similarly, there was a desire for proximity to nature, rivers, and parks. 71% of Inuit responses identified solar panels for sustainable energy production as well as decreasing the cost of utilities.

As discussed in the literature review, many Indigenous Peoples live in housing that needs repair. Specifically in the north, the high cost of materials, shipping, and a limited construction season make it difficult to build new and maintain current homes.

Home inspections are intended to ensure that people live in safe conditions. However, as one respondent identified, regular home inspections can be "dangerous" because many of the houses would not meet housing standards, and tenants run the risk of eviction (which could be less safe than living in a substandard house). This places Inuit people in vulnerable housing situations, which may lead them to live with family or friends in an overcrowded house, emergency housing, or homelessness.

"Regular home inspections are a safety hazard because many of the old houses are uninhabitable!" - Inuk respondent

TWO-SPIRIT, TRANSGENDER, AND GENDER DIVERSE+ PEOPLE

This section outlines the findings from Indigenous respondents who specifically identify as Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer, Questioning, Intersex, and Asexual (2SLGBTQQIA+). Safety and security were common themes in 2SLGBTQQIA+ responses. Related suggestions included gated building complexes, cameras near doorways, doorbell buzzers, and well-lit areas around doorways and parking lots.

Shelters and transitional housing are often located in segregated neighborhoods across major urban centers where violence and drug misuse is rampant. This can deter or be difficult for individuals with children or those fleeing from violence and addiction. It is worth noting that shelters and transitional housing for Indigenous WG2STGD+ people in newer or safer neighborhoods can significantly affect their success (recovery, gaining child custody, etc.).

A respondent suggested that community safety phones or alert systems be available in public places (i.e., train stations) for Indigenous women to access if fleeing violence, drug misuse, or in need of immediate housing support. Further to this point, emergency shelters and other service providers can provide naloxone kits (lifesaving medication that can stop or temporarily reverse an opioid overdose), tools for self-defence (self-defence keychains, safety whistles, etc.), and safety devices for Elders and seniors (medical alert buttons) to ensure Indigenous women and 2SLGBTQQIA+ people of all ages are equipped with the tools to be safe and secure while accessing housing supports.

Similarly, another frequent trend was the concern that co-ed spaces, inclusive of emergency shelters and transitional housing, are unsafe for Indigenous women and people who identify as 2SLGBTQQIA+. Specifically, people escaping violence and single parents prefer women-only shelters and support services, which is inclusive of Transgender people to provide a safe space for hormone treatments if required.

Discrimination from service provider staff remains an issue for all Indigenous women and 2SLGBTQQIA+ people who are seeking housing services. This lends itself to a larger discussion around culturally appropriate housing solutions that account for gender-identity, Indigenous-led and 2SLGBTQQIA+ specific housing solutions, and inclusivity training for all staff, be they Indigenous or not, in relation to Indigenous and other cultures, gender identity and sexual orientation.

Among our survey respondents, there were limited distinctions between geographic regions as respondents had similar experiences, concerns, and suggestions across Canada. However, in regions with high rainfall, design considerations include earthquake proof design, storm drains, gutters and awnings, waterproofing for basements, and covered and heated outdoors areas to alleviate long winters indoors.

In Northern and remote regions, respondents suggested large storage areas for food, multiple seasons of clothing, supplies, and sport and hunting gear. Regions with large snowfall may also require generators, deep freezers, pantries with non-perishable foods, and alternative sources to heat. As well, geographic design considerations are also required in interior British Columbia and the prairie provinces that are prone to wildfires, wind, and drought.

We can conclude from the literature review and survey findings that housing designs vary across geographic regions. More so, the Indigenous interior design (décor) will differ across Canada. This includes Inuit art in the North, Coast Salish art in the West, etc., which considers the Indigenous group in the region.
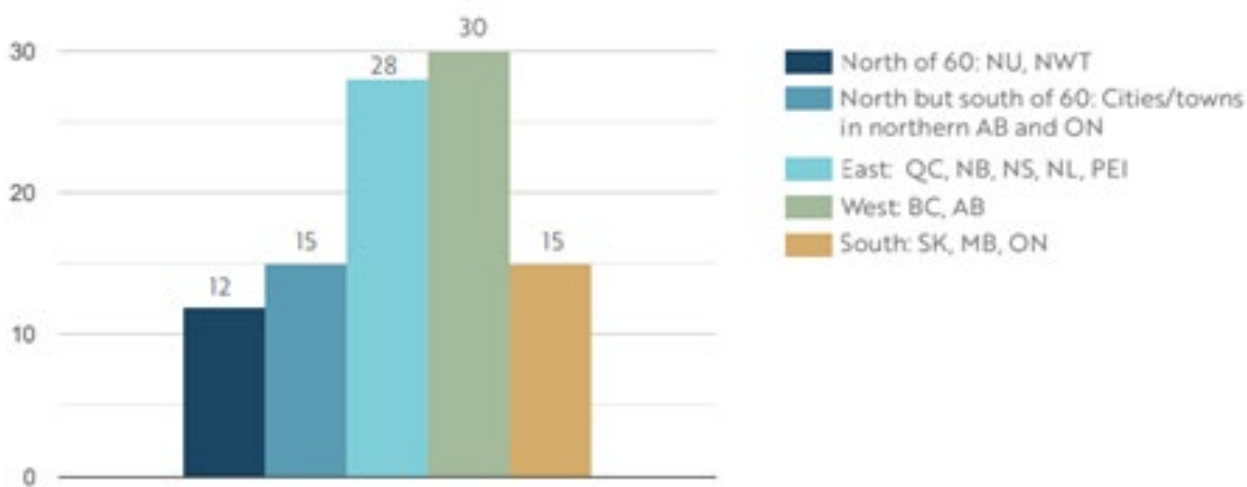

Figure 4: Geographic regions identified by survey respondents.

CONCLUSIONS FROM ONLINE SURVEY

The most frequent comment from respondents is the focus on multigenerational living spaces and large enough communal spaces (both indoor and outdoor) to accommodate gatherings. Whether in a single dwelling or apartment/condominium building, there is a need for sufficient space to house immediate and extended family members. To this point, there must be space for all residents to gather for daily activities and traditional or ceremonial activities. Indoor gathering spaces include a large kitchen and living room, in addition to a separate cultural room, and outdoor gathering spaces include a firepit area or garden.

Affordability is a primary driver for housing challenges that Indigenous Peoples face across Canada. A persistent and concerning trend is that respondents report there are either no housing supports and services provided in rural and remote areas, or, if there are, they are inaccessible due to a lack of transportation, knowledge of services, or excessive costs. What is more, Indigenous people trying to access housing supports face extremely long wait lists which may prolong overcrowded living situations, force people to stay in unhealthy relationships, contribute to hidden homelessness (couch surfing) or homelessness.

Indigenous people living in rural and remote areas may not have access to mainstream financial institutions, have limited access to the financial marketplace, and face higher food and housing prices. In addition, lower education, employment and earnings levels, and financial literacy contribute to an economic gap between Indigenous and non-Indigenous people across Canada. A common theme identified throughout the survey was the need for financial education when accessing transitional housing, rental or purchased housing. This includes budgeting, mortgaging, investing, student aid opportunities, and how to access available services. It was also commonly suggested to include education on home maintenance when renting or purchasing a home. This includes regular yard maintenance, education on appliances, and basic repairs.

Lastly, education is needed for landlords and people working in housing services (both Indigenous and non-Indigenous services) regarding cultural nuances and considerations for Indigenous tenants and potential home buyers. A lack of Indigenous support workers immediately places a barrier for Indigenous people as there may be a lack of cultural awareness. In turn, discrimination, racism, sexism, trans and homophobia is prevalent. Several respondents specifically identified experiencing stigma against their Indigenous culture, mental health, gender, and sexual orientation when accessing housing supports.

FINAL REPORT CONCLUSION

This report summarized the key topical and thematic findings from the literature review, cross-jurisdictional scan, and national online survey. These three research components support the NWAC research methodology, including culturally relevant gender-based analysis (CRGBA), for developing SAACA housing models. The components described in this report are the following:

° *A literature review of NWAC, Indigenous, academic, and government publications seeking similar housing models.*

° *A cross-jurisdictional scan of the Indigenous housing research and initiatives undertaken, resources, and, more importantly, any models developed by municipalities, provinces, and territories across Canada.*

° *A national online survey to inform considerations and recommendations for designing and developing SAACA housing models for NWAC's clientele.*

To conclude, discrimination based on the intersections of race, gender, sexual orientation, etc., and the legacy of colonialism have led to increased barriers in accessing housing, higher rates of homelessness, and increased likelihood to remain in unsafe housing. Housing needs vary among First Nations, Métis, and Inuit WG2STGD+ people. Likewise, housing needs vary among people living in urban and rural areas, on reserve or off-reserve, and in northern and remote areas.

The content in this report leads to several suggestions regarding how to develop a sustainable, affordable, accessible, and culturally relevant housing model for Indigenous WG2STGD+ Peoples in Canada. These are listed alphabetically by theme in Appendix B. However, local Indigenous-led expertise and knowledge will be imperative for meaningful and effective housing solutions.

HOUSING MODEL PRELIMINARY DESIGN

Given the emphasis on affordability, the architect was asked to design a model with 750 square feet of interior space. The preliminary design for the sustainable, affordable, accessible and culturally appropriate housing model has also been informed by the literature review, cross-jurisdictional scan, and national online survey. It is expected that more work will be done to validate the design, and to develop more detailed cost estimates in stage 2.

Schematics for the preliminary design are found in Appendix D, including the preferred Plan A, which is slightly more open concept than Plan B. The following is a summary of key features of the preliminary design.

OVERALL DESIGN

Tailored to meet the needs of Indigenous WG2STGD+ People living in Canada, the house is designed as a one-story structure, with two bedrooms and one bathroom, that could potentially be expanded (another bedroom added) to accommodate the needs of larger families and multi-generational living. There is a semi-covered porch at the front. Overall, the controlled indoor environment of the house is divided into three main sections: private, entry/gathering, and a public zone. The basic floor plan is shown in Appendix D, file 04.jpg. File 0.5jpg shows the close and detailed floor plan, and a legend listing the main features.
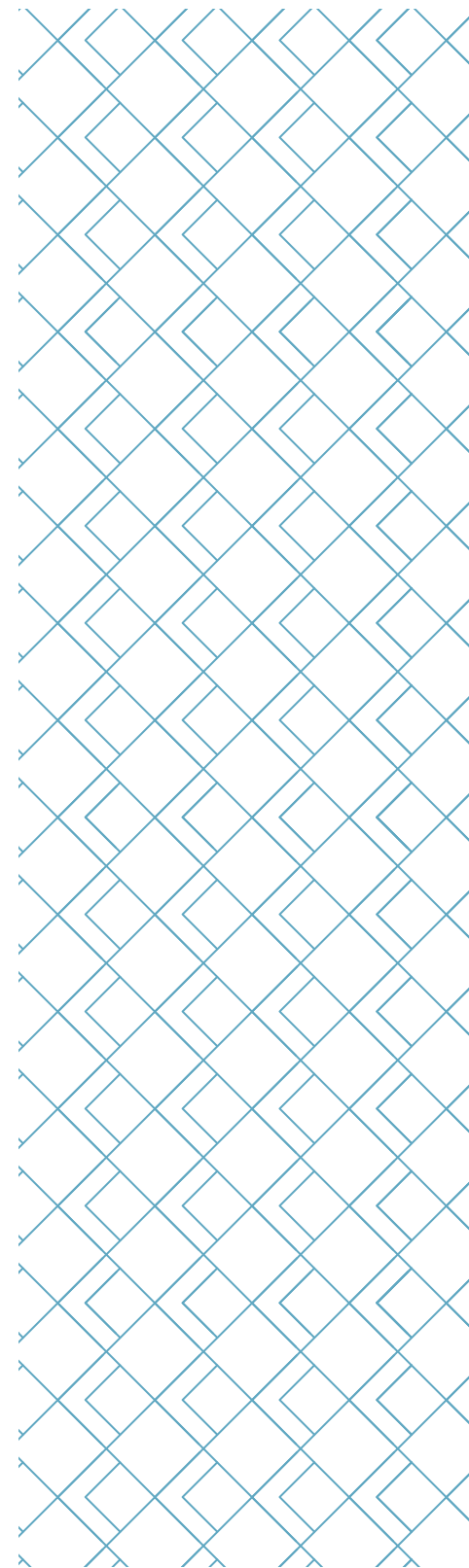
SUSTAINABILITY FEATURES

The design team has prioritized sustainability/ eco-friendly features as well as affordability in the inputs. As shown in Appendix D, file 10.jpg, the roof is designed to incorporate solar panels on one side, with a rain collectors installed on two sides and there is an attached greenhouse leading to the rear yard. The use of sustainable materials in the exterior, rigid insulation for high-quality envelope control, a wood stove and electrical heating, and high-quality windows with suitable R-value as per construction location all contribute to excellent climate control and the sustainability of the housing prototype.

AFFORDABILITY FEATURES

To help ensure affordability, the housing prototype was designed with a total area of 936.8 sq. ft and an internal climate-controlled living space of 750 sq. ft. It contains two prefab sections and a middle section that would be built on site. This also helps to reduce the construction costs. The design also includes exceeding recommended minimum insulation requirements to reduce ongoing heating and cooling costs, and adequate ventilation (positive and negative pressure created by design to promote air circulation) to remove moisture from the house, prevent mould and keep maintenance costs low. Appendix D, file 09.jpg shows a sectional diagram of the model to illustrate the sunlight and wind interaction with the house form, and air circulation through the roof attic. The greenhouse kit would be assembled on site as well.

ACCESSIBILITY FEATURES

In addition to a step on one side, a ramp with a guardrail leads to the wide, accessible front door and interior spaces are wheelchair accessible. Grab bars are installed in the bathroom also. Additional accessibility features are expected to be built into the final design in stage 2.
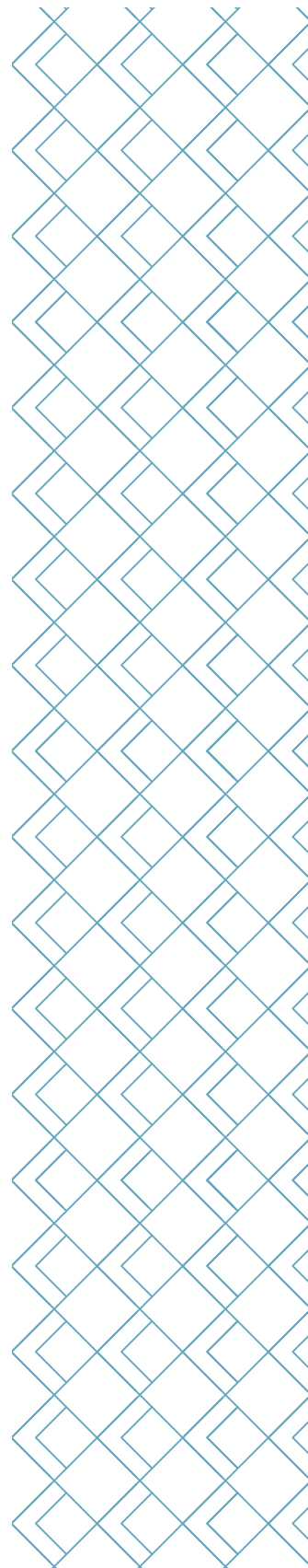
CULTURALLY APPROPRIATE FEATURES

This housing prototype is also designed with cultural appropriateness in mind. It features windows on all sides and sky lights for natural light. It has an entrance closet for storage, a central gathering area, a free-standing round wood stove with a dining table around it, an L-shaped couch in the living room, an open concept kitchen, with a pantry/storage and main floor laundry off the kitchen, and an exterior attached storage shed behind the laundry. Behind the central gathering/dining area, there is a covered courtyard/craft area with sky lights (semi-heated) that is connected to an attached greenhouse. The greenhouse is semi-shaded and has some full sun areas, as well as sliding doors leading to the back yard. The greenhouse also has two wooden plant shelves, and the roof windows provide natural lighting for the adjacent courtyard/craft space. Rain collectors along eavestrough would bring water to a reservoir for irrigation of the greenhouse. Sound proofing would be added to walls, and thicker bedroom doors would be used to prevent noise from gathering areas travelling to bedrooms. Security features are expected to be added in the final design. An isometric view of Option A is provided in Appendix D, file 07.jpg.

ESTIMATED COSTS OF PRELIMINARY DESIGN

According to the architectural consultant, the cost estimate for a standard construction in the Ottawa region is $300 per sq. ft. and an additional $50 to $75 per sq. ft. should be added for sustainable features such as solar panels, a greenhouse and skylight. The developed model has a net area of 750 sq. ft. (without the exterior walls), and a building area of 936.8 sq. ft. (including the exterior walls). Therefore, the anticipated construction cost is 936.8 sq. ft. x $ 365 = +/- $342,000, and its market value in the Ottawa region would be around $450,000-$600,000 depending on the site location and market demand. Of course, the cost could vary depending on soil conditions, remote locations and construction year.

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Recommendations for Housing Unit Model Design Consideration by Alphabetic Theme

- **ACCESSIBILITY** (Design for Everyone) - Examples of accessible design may include, but are not limited to, wide doorways, ramps, open floor plans to account for wheelchairs and walkers, full baths, grab rails in the bathroom near toilets and showers, doorless showers with bench seating, pull-down bars in closets and cupboards, lower storage spaces and countertops, favouring drawers to cupboards in kitchens, low drawer microwave ovens, outdoor spaces that are free of cobblestone or brick, and visual aids for those that are deaf or hard of hearing.

- **ADDICTIONS AND MENTAL HEALTH** - A percentage of the Indigenous clientele that would use the housing model may require addictions and mental health support. Consider a housing design that includes a communal or private area for these services, in addition to proximity to wrap around services.

- **ADAPTABLE/FLEXIBLE** - To be adaptable to Indigenous clientele depending on specific needs (accessibility) or geographic considerations.

- **AFFORDABILITY** – As per the CMHC definition, strive for housing that is modest in terms of floor area and amenities, based on household needs and community norms; is priced at or below average market housing rents or prices for comparable housing in a community or area; and is for the benefit of and affordable to households who are on, or eligible to be on, a waiting list for social housing. Other ideas and considerations for making the model affordable were providing financing for purchases and maintenance, and using innovative solutions (i.e., consider prefabricated homes, see sustainability section), which help people move from affordability to autonomy.

- **AIR QUALITY AND VENTILATION** – For example, an HVAC for smudging indoors, good ventilation for high volume cooking, and outdoor cooking areas and/or equipment are desirable.

- **BUILDING CODES FOR INDIGENOUS HOUSING** – Cultural and spiritual adaptations such as healing or medicine rooms that require proper ventilation, outdoor gathering spaces, fire pits, etc., must meet federal and other building codes.

- **CAPACITY** - Build local capacity through procuring Indigenous contractors and businesses for the construction and materials.

Recommendations for Housing Unit Model Design Consideration by Alphabetic Theme

▶ **COMPUTER AND CYBER SECURITY** - A computer with accessible, reliable, high-speed Internet coverage and security software is necessary in any house and should be considered part of the basic features needed for individuals and families.

▶ **DÉCOR AND COLOURS** - Indigenous art, artifacts, symbols and symbolic colours local to the region and Indigenous group (e.g., Coast Salish art, Inuit art). Utilize local Indigenous artisans.

▶ **DISTINCTIONS-BASED** – See body of document for specific suggestions for First Nations, Métis, Inuit, Two-Spirit, Transgender, and Gender-Diverse+ People (2STGDP) – e.g., facilitate such things as hormone treatments for transgender people.

▶ **DURABILITY** - Durable materials that are appropriate for the geography and climate.

▶ **EDUCATION FOR HOMEOWNERS AND RENTERS** - Introduction to financial literacy and home maintenance.

▶ **ELDERS** - Important in Indigenous culture, Elders should be involved in committees planning housing initiatives.

▶ **ELECTRICAL** - An updated electrical system will be imperative for lighting, heating/cooling, and use of electronics, telecommunications, and security.

▶ **FIRE** - An important element for Indigenous Peoples (inside and outside), include open fire pits, communal or at each unit, that meet bylaws if in urban areas.

▶ **GEOGRAPHIC** - See considerations in the body of the document for these regions: South, East, West, North, and North of 60, urban, rural, and remote.

▶ **HEALTHY HOUSING AS A RIGHT & CONTINUUM OF HOUSING NEEDS** - access to healthy and adequate housing is a human right and is largely correlated with an individual's health and wellbeing.

▶ **INDIGENOUS-LED DESIGN AND MANAGEMENT** - Local Indigenous-led expertise and knowledge will be imperative for meaningful and effective housing solutions for the specific Indigenous group and region. This includes Indigenous consultation and continuous feedback loops.

Recommendations for Housing Unit Model Design Consideration by Alphabetic Theme

- **INSULATION AND VAPOUR BARRIERS** - Proper materials and installation to prevent mould from growing.

- **INTERSECTIONALITY CONSIDERATIONS** - Consider intersections of gender, sexuality, abilities, etc., in housing design and subsidies.

- **INTERNET ACCESS** - Residents must have access to reliable, high-speed, without disruptive delay, Internet service to enable learning and working from home, and connection with community.

- **LAND AND WILDLIFE CONNECTIONS** - Allow for green spaces and gardens in housing design, in addition to proximity to parks and outdoor activities.

- **LANGUAGES** - Consider official and Indigenous languages for signage in houses, on appliances, and in manuals for major appliances.

- **LAUNDRY SERVICES** - Laundry must be included in each unit or communal space, preferably on the main level for accessibility and in high traffic areas (in a multi-unit building) to ensure safety for Indigenous W2STGD+ people.

- **LOCATION** - Proximity to roadways, services (grocery store, medical services, cultural centers, etc.) and outdoor areas such as water (pond, lake, river) are important considerations.

- **NOISE REDUCTION CONSIDERATIONS** - Consider the noise pollution near the housing model (major roadways and highways, construction or major projects), and consider housing that is removed from high-noise areas and is surrounded with greenery to reduce noise.

- **MAINTENANCE** - Low maintenance homes are important for Indigenous WG2SGD+ people and single parent families. Provide instructions for how to maintain all key appliances and equipment that needs regular maintenance.

- **MULTI-GENERATIONAL HOMES** - Wheelchair accessible levels for Elders and/or persons living with disabilities, adequate space for two generations without overcrowding, and large living spaces (indoor and outdoor) and kitchen for family to gather.

Recommendations for Housing Unit Model Design Consideration by Alphabetic Theme

- **PETS AND SERVICE ANIMALS** - Design should consider needs of emotional supports animals, pets and service animals for persons with disabilities.

- **SAFETY AND SECURITY** - Residents must have safe spaces within the home that include locked doors and easy exit access. Multi-unit housing must include locked gates, lighting with high visibility, security systems, and cameras near entrances.

- **SHAPES** - The use of rounded shapes (windows, doorways, art, décor, tables, and sitting spaces) inside the house and in design elements reflect Indigenous worldviews and lessens the western or institutional feel. Tipis are desired in some cultures and areas.

- **SPACE ALLOCATION, UTILIZATION, AND OPTIMIZATION** - Consider the relative size of rooms to reflect Indigenous ways of life (multi-generational) to avoid overcrowding, children's rooms being further from the kitchen or living spaces, movable furniture (kitchen islands) to accommodate cultural practices, meal or trapped or hunting/game food preparation, and including a separate room for smudging and ceremonial practices (potential sound proofing and ventilation considerations).

- **SPIRITUALITY CONSIDERATIONS** - Consider duties to accommodate spiritual beliefs, practices, ceremonies, customs, ways of life, sacred traditions that are unique to the distinct group, and the need to store supplies (e.g., sweetgrass, sage, cedar, and tobacco) or objects for spiritual ceremonies. For example, the quilliq/oil lamp used by the Inuit. Other examples include practices used for spiritual connection or healing, talking, sharing or sacred circles, smudge ceremonies, sweat lodges, one-on-one sessions, and making or using a medicine pouch, dream catchers or drums. Also consider access to religious and cultural sites, distinct spiritual relationship with traditional lands, and responsibilities to future generations.

- **STORAGE** - Design adequate storage in the house or shed for gathered berries, harvested crops, areas for hanging and skinning food animals, drying or smoking fish, etc.

- **SUPPLY CHAIN** - Considerations for northern and remote areas that have ongoing supply chain challenges, hiring local Indigenous businesses when applicable, and paying special attention to equipment that may not be available in the community (extra keys required for remote and northern area, maintenance for appliance, etc.).

Recommendations for Housing Unit Model Design Consideration by Alphabetic Theme

- **SUSTAINABILITY** - Mother Earth friendly designs, clean energy, energy efficient design, windows, insulation, heating (innovative green energy such as solar panels, wind, geothermal, etc.), consider ease of replacement for north (e.g., baseboard heaters), low energy consuming appliances, lighting, green houses, etc. Additionally, consider access to recycling and composting systems.

- **TRANSPORTATION** - Must be close to public transportation routes and/or main road or seaways to ensure access to wrap around services.

- **TRAUMA INFORMED APPROACH** - Consider needs of Indigenous WG2SGD+ people who are homeless, escaping violence or intolerance, intergenerational trauma, safety, security, basic health needs, etc. This includes culturally relevant gender-based analysis which acknowledges the specific experiences of Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ people

- **TREATY RIGHTS** - Consideration of treaties and modern land claims agreements in the region when constructing the model.

- **VENTILATION** - Proper ventilation design, equipment and installation, and adequate insulation materials and installation are necessary to prevent mould from growing (in humid climates or areas of the house). As well, ventilation should accommodate smudging without setting off smoke detectors and remain within fire code.

- **WATER** - Must have safe drinking water and running water year-round.

- **WRAP AROUND SERVICES** - Access to necessities, social, familial, child care, and health supports such as food supply, pharmacy, medical services, as well as education, employment, cultural support, and recreation.

Q1 ARE YOU 17 YEARS OF AGE OR OLDER?

Multiple choice

Q1	#
Yes	100
No	0

Q2 WHICH OF THE FOLLOWING DO YOU USE TO BEST IDENTIFY YOURSELF?

Multiple choice

Q2	#
First Nations	76
Métis	17
Inuit	6

Q3 WHAT GENDER DO YOU IDENTIFY WITH?

Multiple choice (check all that apply)

Q3	#
Agender	1
Gender-diverse	0
Gender-fluid	0
Gender non-conforming	0
Genderqueer	0
Intersex	3
Man	1
Non-binary/Enby	0
Transmasculine	0
Transfeminine	0
Transgender man	1
Two-Spirit	9
Woman	85
Questioning	0
Do not wish to disclose	0

Q4 HOW DO YOU DESCRIBE YOUR SEXUALITY?

Multiple choice (check all that apply)

Q4	#
Asexual	5
Bisexual	8
Gay	2
Heterosexual	67
Pansexual	8
Queer	3
Questioning	4
Sexually fluid	7
Other	1

Q5 IN WHAT PROVINCE OR TERRITORY DO YOU CURRENTLY RESIDE?

Multiple choice

Q5	#
Alberta	14
British Columbia	22
Manitoba	8
New Brunswick	4
Newfoundland and Labrador	6
Northwest Territories	2
Nova Scotia	8
Nunavut	1
Ontario	26
Prince Edward Island	1
Quebec	2
Saskatchewan	5
Yukon	0
Undisclosed	1

Q6 INDICATE WHAT AREA OF THE COUNTRY THAT IS.

Multiple choice

Q6	#	Province/Territory Where Respondents Resided
North of the 60th parallel	12	NU, NWT
North but south of the 60th parallel	15	Cities/towns in northern AB and ON
East	28	QC, NB, NS, PEI, NL
West	30	BC, AB
South	15	SK, MB, ON

*Canada's North: the regions "north of 60" latitude include Yukon, Northwest Territories, and Nunavut, as well as the region of Nunavik, north of 55° in the province of Québec and the Inuit settlement region of Nunatsiavut within Labrador.

Q7 WHICH OF THE FOLLOWING DESCRIBES WHERE YOU LIVE?
Multiple choice (check all that apply)

Urban (a large city or town)	59
Rural	14
On-reserve	13
Off-reserve but in an Indigenous community	5
Off-reserve and not in an Indigenous community	9

Q8 IS YOUR HOUSE EQUIPPED TO ENABLE YOU AND/OR PERSONS WITH DISABILITIES EASY ACCESS AND MOBILITY?
Multiple choice (check all that apply)

Q8	#
Yes	19
No	76
Unsure	5

Q9 IF YES, WHAT ELEMENTS MAKE IT ACCESSIBLE TO MEET YOUR/THOSE NEEDS?

Open-ended response

_____

_____

_____

_____

_____

Q10 WHAT WOULD YOU CHANGE TO MAKE IT MORE ACCESSIBLE?

Open-ended response

_____

_____

_____

_____

Q11 IS YOUR HOUSE LOCATED CLOSE TO IMPORTANT SERVICES (E.G., MEDICAL SERVICES, CHILDCARE, EDUCATION CENTER, RECREATIONAL FACILITIES)?

Multiple choice (check all that apply)

Q11	#
Yes	73
No	24
Unsure	3

Q12 DO YOU HAVE ACCESS TO FREE OR PUBLIC TRANSPORTATION WHERE YOU LIVE?

Multiple choice

Q12	#
Yes	49
No	46
Unsure	5

Q13 WHICH HOUSING SIZE WOULD BEST MEET YOUR NEEDS?

Multiple choice

Q13	#
Tiny (100-500 sq ft)	3
Small (500-1000 sq ft)	38
Mid-sized (1000-2000 sq ft)	46
Large (2000+ sq ft)	13

Q14 WHAT TYPE OF HOUSING WOULD BEST MEET YOUR NEEDS?

Multiple choice

Q14	#
A unit in a multi-unit building	10
Townhouse (attached)	14
Single-family dwelling	44
Bungalow (single level)	22
Multi-level (two or three story)	10

Q15 IF YOU HAD THE ABILITY TO DESIGN A CULTURALLY APPROPRIATE HOME FROM SCRATCH FOR YOU OR YOUR COMMUNITY, WHAT WOULD THAT LOOK LIKE?

Open-ended response

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Q16 IF YOU COULD, HOW WOULD YOU TAILOR YOUR CURRENT HOUSE TO BETTER SUIT YOUR CULTURAL, SOCIAL AND FAMILY NEEDS?

Open-ended response

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_____
_____
_____

Q17 WHAT FEATURES WOULD MAKE YOU FEEL AT HOME IN A NEW HOUSING MODEL?

Open-ended response

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_____
_____
_____
_____

Q18 DO YOU HAVE ANY CREATIVE IDEAS TO SHARE FOR IMPROVING HOUSING FOR IWC2STGDP? (IWC2STGDP = INDIGENOUS WOMEN, CHILDREN, TWO-SPIRIT, TRANSGENDER, AND GENDER DIVERSE PEOPLES).

Open-ended response

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_____
_____
_____

Q19 OTHER RESEARCHERS HAVE FOUND THAT THE FOLLOWING FACTORS RELATE TO PEOPLE'S VIEWS OF SOCIAL SUSTAINABILITY:

-Accessibility at home

-Housing quality/adequacy, e.g., meeting decent home standards

-Safety/security (reduced incidence of crime)

-Access to recreational facilities, e.g., Parks, green open spaces

-Effective maintenance and, management of properties

-Clean and attractive

-Number of bedrooms

-Access to health facilities

-Access to educational center, e.g., School· Access to childcare center

-Major or minor access road

What other factors would be important in your view?
Open-ended response

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_____
_____
_____
_____
_____
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_____
_____

Q20 WHAT ARE YOUR SUGGESTIONS FOR MAKING HOUSING MORE EARTH FRIENDLY AND SUSTAINABLE?

Open-ended response

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_____

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Q21 WHAT WOULD MAKE IT EASIER FOR YOU TO MAINTAIN RENTAL OR OWNED HOUSING?

Open-ended response

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Q22 OTHER RESEARCHERS HAVE FOUND THAT THE FOLLOWING FACTORS RELATE TO PEOPLE'S VIEWS OF ENVIRONMENTAL SUSTAINABILITY AND HEALTH:

-Air quality of your housing

-Use of appropriate material for building your house

-Energy efficiency

-Lighting Quality

-Water quality

What other factors would be important in your view?

Open-ended response

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Q23 HOW SHOULD A HOUSING MODEL BE ADAPTED TO THE SPECIFIC GEOGRAPHIC, LAND, AND/OR CLIMATE CONDITIONS WHERE YOU LIVE?

Open-ended response

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_____

Q24 WHAT ARE SPECIFIC HOUSING FEATURES AND/OR BUILDING MATERIALS THAT ARE NEEDED AND/OR DESIRED IN THE AREA WHERE YOU LIVE (THINKING OF GEOGRAPHY, LAND AND CLIMATE)?

Open-ended response

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Q25 WHAT KIND OF HOUSING SERVICES ARE MISSING AND SHOULD BE PROVIDED FOR IWC2STGDP LIVING IN CITIES OR IN URBAN SETTINGS?

Open-ended response

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_____
_____

Q26 WHAT KIND OF HOUSING SERVICES ARE MISSING AND SHOULD BE PROVIDED FOR IWC2STGDP LIVING IN SMALL TOWNS OR IN RURAL SETTINGS?

Open-ended response

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_____
_____
_____
_____

Q27 TELL US ABOUT BARRIERS THAT MAY PREVENT IWC2STGDP IN YOUR COMMUNITY FROM ACCESSING A SHELTER OR TRANSITIONAL HOUSING, AND HOW MIGHT THESE BARRIERS BE REMOVED?

Open-ended response

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Q28 HOW CAN NWAC DESIGN A HOUSING MODEL TO ENSURE THAT IT IS AFFORDABLE TO PURCHASE OR RENT, AND TO MAINTAIN?

Open-ended response

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Q29 OTHER RESEARCHERS HAVE FOUND THAT THE FOLLOWING FACTORS RELATE TO PEOPLE'S VIEWS OF AFFORDABILITY:

-House price in relation to income

-Rental cost in relation to income

-Energy bill in relation to income

-Availability of mortgages and interest rates

-Transportation cost in relation to income

-Household income level

-Employment contract length

What other factors would be important in your view?
Open-ended response

Q30 WHAT WOULD BE THE BEST WAY TO ENGAGE INDIGENOUS COMMUNITIES IN REFINING THE DESIGN AND THE CONSTRUCTION OF SUCH HOUSING UNITS?
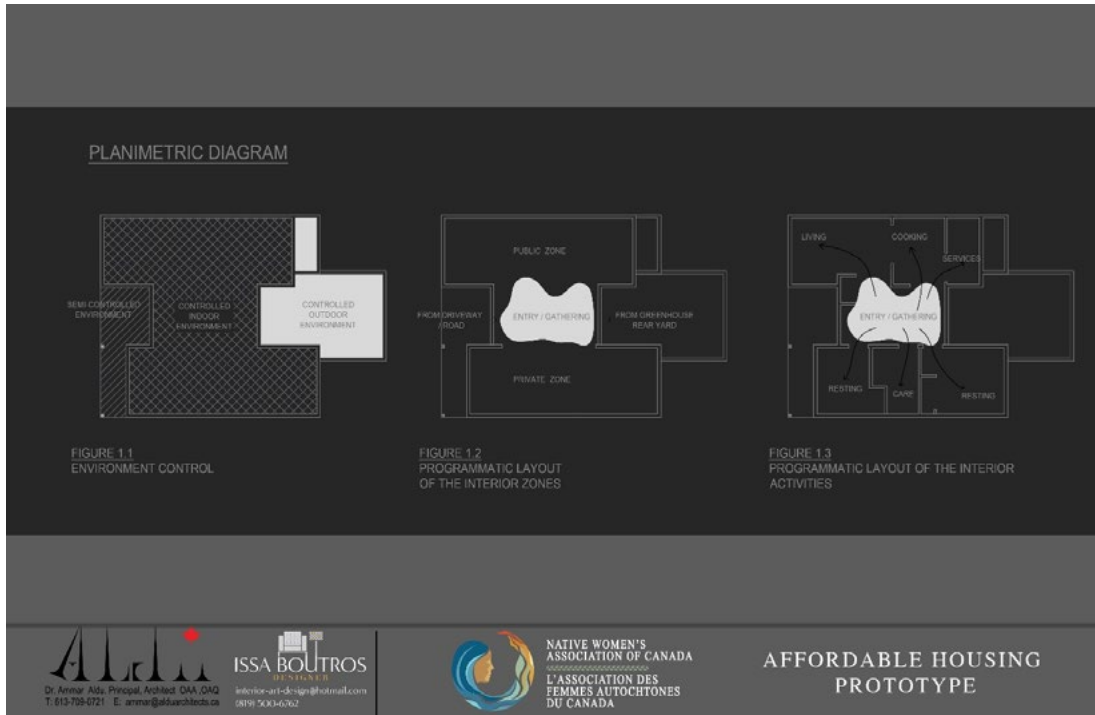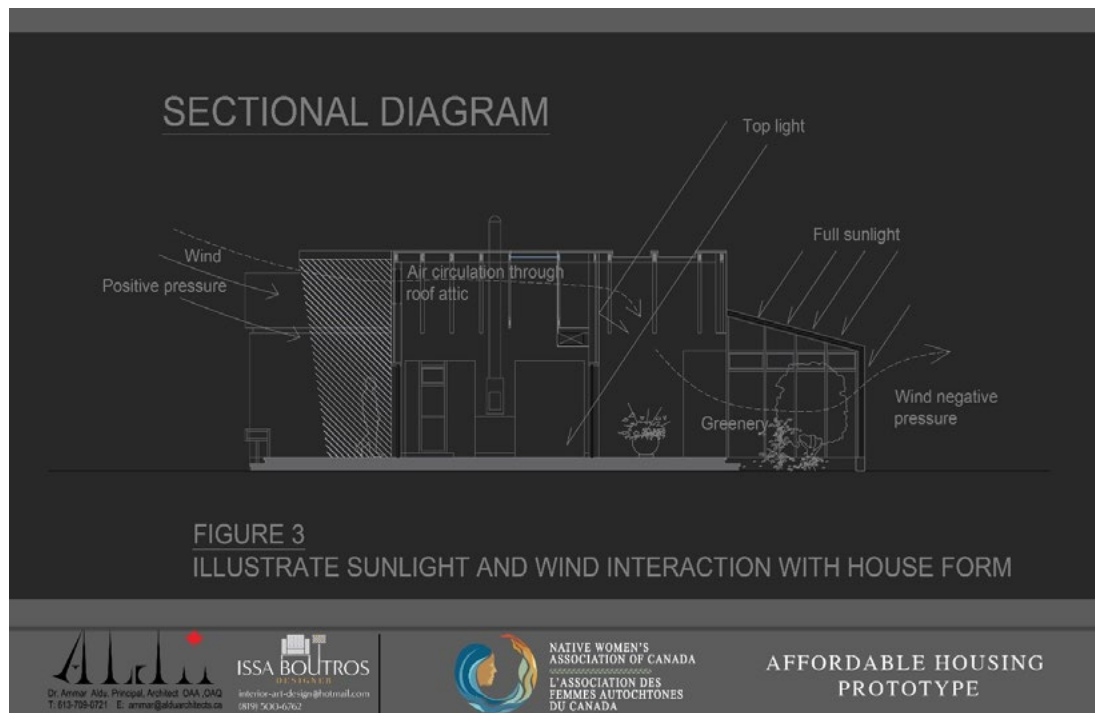
Open-ended response

Basic Floor Layout
Planimetric Diagram

Close-Up Floor
Layout and Legend

APPENDIX D : PRELIMINARY HOUSING MODEL DESIGN/PROTOTYPE

Axonometric Diagram
Sustainability Features,
Irrigation, Climate Control

Sectional Diagram

DEVELOPMENT OF A SUSTAINABLE, AFFORDABLE, AND CULTURALLY APPROPRIATE HOUSING MODEL-_STAGE 1_
— FINAL REPORT —

Isometric View

FINAL REPORT PREPARED FOR PROJECT:

DEVELOPMENT OF A SUSTAINABLE, AFFORDABLE, AND CULTURALLY APPROPRIATE HOUSING MODEL-STAGE 1

31 March 2023

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