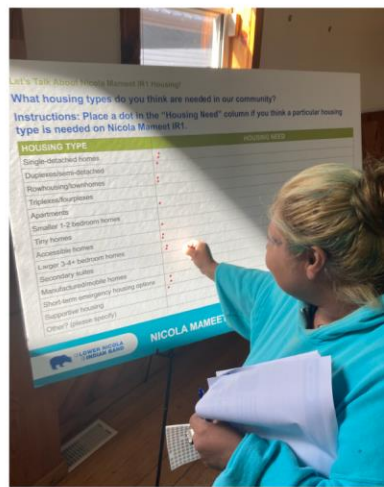


# LNIB SUBDIVISION

# FEASIBILITY STUDY



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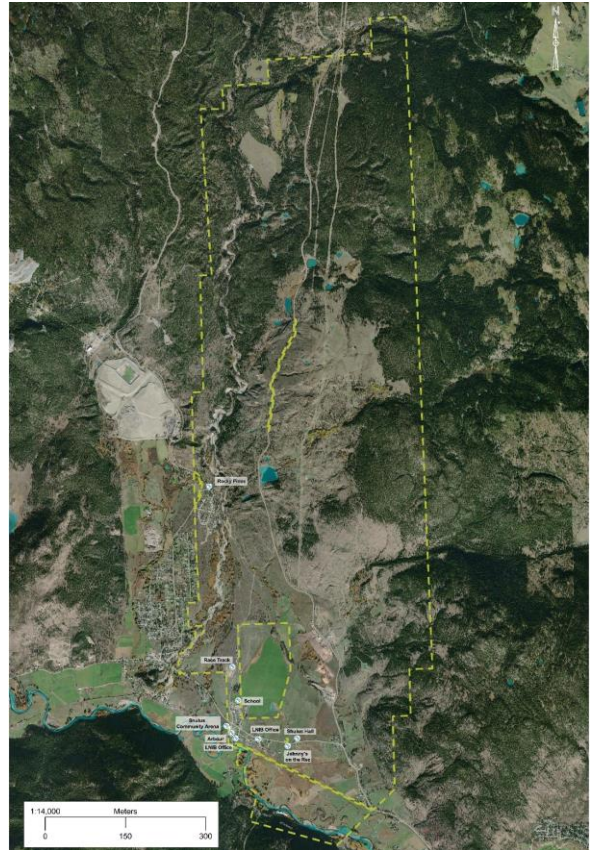
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## 1.0 Introduction to the Study






Beginning in the fall of 2022, the Lower Nicola Indian Band (LNIB) initiated the Nicola Mameet IR1 Subdivision Feasibility Study.

The Subdivision Feasibility Study is intended to examine current and future housing needs and identify technical constraints and opportunities in several locations across the community to select an appropriate site for future residential development.






There are two phases to the project and engagement with the community, including a mix of both in-person and online opportunities will occur in each one. The following shows the two phases of the Study and the key tasks of each Phase.



### PHASE 1 UNDERSTANDING COMMUNITY HOUSING NEEDS

-  Review background documents
-  Carry out the first phase of community engagement to learn about community members' needs for housing (e.g., type, size, location)
-  Select preliminary sites to review in more detail
-  Identify preferred site based on community input and technical analyses and develop subdivision concept options
-  Complete a housing needs analysis

### PHASE 2 ENVISIONING A RESIDENTIAL SUBDIVISION

-  Carry out the second phase of community engagement
-  Select preferred subdivision concept option
-  Finalize a housing needs analysis
-  Finalize a subdivision feasibility report
-  Develop and finalize residential subdivision feasibility report

## 2.0 Phase 1 Community Engagement

### 2.1 Engagement Approach

Whether a community member lives on or off-reserve, all feedback is important, and will be considered in informing and developing recommendations in this Study. From September to November of 2022, the first phase of the engagement process was implemented. The purpose of this first phase of engagement was to actively listen to, understand, and capture stakeholder and community input, while applying culturally grounded ways of knowing, doing, and being in the engagement process.

Conversations with the community involved meetings with Elders and Knowledge Keepers and Family Land Holders, a Community Gathering, and a survey available online and in a hard copy format.

#### Elders & Knowledge Keepers and Family Land Holders Meetings

Individual meetings with Elders & Knowledge Keepers and Family Land Holders were held to provide a distinct opportunity for them to share their valuable perspectives, experiences, and knowledge with us. They were provided with an honorarium from LNIB for sharing their wisdom and knowledge. 14 individuals participated in the meetings.

#### A Community Gathering

A drop-in community gathering was held on September 17, 2022.

Community members, from on and off-reserve, shared their feedback about housing and the potential for a new subdivision. We offered childcare services, door prizes, a community dinner, and music. KASP, an Indigenous hip-hop artist and motivational speaker, shared his music and wisdom with the community. This was all part of the gathering to encourage community members to attend. 33 community members, including youth and children, dropped by the community gathering.



**14**

ELDERS & KNOWLEDGE  
KEEPERS AND FAMILY LAND  
HOLDERS ATTENDED MEETINGS



**33**

PARTICIPANTS STOPPED BY  
ONE COMMUNITY GATHERING



**63**

PARTICIPANTS COMPLETED THE  
SURVEY (ONLINE AND HARD COPY)

#### Survey

A survey, available online and in hard copy format, was available from September 14<sup>th</sup> until October 26<sup>th</sup>, 2022. 200 hard copies were delivered door to door by LNIB staff. 63 community members provided feedback through the online and hard copy survey.

#### Communications about Engagement Opportunities

Engagement opportunities were advertised through email, social media (LNIB Facebook page), and the LNIB website. Invitations were sent by LNIB staff members to Elders & Knowledge Keepers and Family Land Holders to conduct individual meetings.

## 2.2 What We Asked

In Phase 1, we focused on gathering community feedback in three primary focus areas:

1. **Cultural & Community Housing Values:** We sought to understand the multiple ways in which housing is important to individuals and the wider community, on and off-reserve, through better understanding:
  1. Culturally and community significant areas and
  2. Values, traditions, and customs related to the development of housing.
2. **Housing Experiences – Strengths, Challenges, Opportunities, & Aspirations:** We aimed to capture the community’s ideas and experiences for on and off-reserve members, including:
  1. Positive housing experiences
  2. Challenges finding or keeping housing and issues of supply and/or availability of housing types for on and off-reserve members
  3. Important features that should be considered in the building of new housing, and
  4. Potential site locations for a new subdivision
3. **Future Engagement Opportunities:** We asked for feedback on the process to further learn from the community how to carry out engagement in a good way.



### 3.0 Phase 1 Community Engagement – Overall Key Themes

A high-level summary of key themes that emerged during Phase 1 Engagement is provided below. The high-level summary reflects common themes that emerged from the feedback shared based on members' experiences and perspectives and is not intended to be exhaustive. Some themes may be contrary to others, but the intent is to present an overview of what was shared. Additional context and specific topic area themes can be found in the detailed summary of themes.

The table below details a high-level summary of key themes that emerged from feedback provided through the Elders and Knowledge Keepers and Family Land Holders meetings, community gathering, and survey.

Key Themes	Description
<b>Values, Traditions &amp; Customs</b>	<p>Housing should reflect the values, traditions, and customs of LNIB. S?émit (Responsibility), Yémes (Respect), and lúmu?stn (Relationships) are values to consider in this Study. Participants discussed the importance of responsibility to, respect for, and relationship to the land, community, and families.</p> <p>Values of sustainable land use, protection, and care of the environment were mentioned in discussions about subdivision development. The provision of many types of housing, such as multi-family and multi-generational, homeownership, and affordable housing were identified by the community as of value.</p> <p>Fostering opportunities for current off-reserve Elders, youth, and families to return home was of utmost importance so that they are cared for and connected to their culture, community, and their homeland.</p>
<b>Site Considerations</b>	<p>A new housing subdivision should not be located where sacred sites are identified, such as burial sites.</p> <p>The new subdivision should also consider respecting animal crossings, fishing, hunting, and gathering sites.</p> <p>Location considerations such as easy access to parks, highways, community services, schools, bus services and active transportation infrastructure (i.e., sidewalks), and emergency services were identified.</p> <p>The location should also include basic utilities (i.e., sewer, water, and hydro).</p>
<b>Potential Site Locations</b>	<p>There were four top site locations (out of the 6 potential site locations) identified by participants: Site 3, Site 5, Site 6, and Site 4. In Elders, Knowledge Keepers, and Family Land Holders' meetings, participants identified Site 3, Site 5, and Site 4 as their preferred sites for future residential development. In the community survey, participants identified Site 5, Site 6, Site 3 and 2. At the community gathering, participants identified Site 4, Site 3, and Site 6.</p>

Key Themes	Description
<b>Types of Housing</b>	<p>The top three types of housing identified as the most needed included: single detached homes, larger 3-4 + bedroom homes, and physically accessible homes.</p> <p>Also, supportive housing is a community priority including:</p> <ul style="list-style-type: none"> <li>• Elders', youth, and assisted living housing for people with disabilities.</li> <li>• Transitional housing, including a detox and addictions recovery facility.</li> </ul> <p>That said, many participants identified that all types of housing are needed to meet the diverse needs of individuals, families, youth, and Elders.</p>
<b>Culturally Appropriate Housing</b>	A new subdivision needs to incorporate culturally appropriate housing types with traditional design and features (i.e., log homes, community gathering spaces, medicine gardens etc.)
<b>Affordability</b>	Affordability was a topmost concern in terms of finding or keeping affordable rental housing or owning an affordable home on Nicola Mameet IR1.
<b>Supply/Availability</b>	The supply and availability of housing with enough space for families, individuals and households was a key concern. Long wait times for available housing was also mentioned.
<b>Quality of Homes</b>	Concerns were also shared about poor conditions and quality of existing homes (i.e., repairs, lawn care, organized storage space etc.). It was requested that LNIB could provide additional support to members in the maintenance of their home as many members have challenges with the costs and efforts of upkeep of their homes.
<b>Available Land</b>	Many participants shared that they wished that there was more available land for housing development in which members could build their own home.
<b>Environmental Concerns</b>	Environmental concerns were related to home flooding and access to clean potable water on-reserve. A new housing subdivision should ensure that these two key issues are addressed.
<b>Amenities for New Housing</b>	Amenities in new housing were identified such as parking space, personal and community outdoor space, kitchen, and dining room space for small to larger sized families, storage space, and eco-efficient homes (i.e., solar panels and high efficiency windows).
<b>Action Needed</b>	Urgent action to provide more homes was a common theme shared by many participants.

***“That’s what we are lacking housing. (...) We need homes. We need housing.”***  
***- Participant***



## 4.0 Detailed Summary

The following section provides a detailed summary of the feedback shared through all engagement opportunities. We thank everyone who shared their ideas, perspectives, and knowledge with us!

The detailed summary of themes represents the frequency and diversity of perspectives that emerged throughout the engagement process. Verbatim feedback and notes taken by the project team can be viewed in Appendices A, B, and C.

### 4.1 Elders and Knowledge Keepers and Family Land Holders Meetings

The following section is a summary of key themes developed based on meeting notes, recorded by the project team, of what we heard during meetings with Elders and Knowledge Keepers and Family Land Holders. Summaries of feedback are organized around six topics of discussion:

1. Values, Traditions, and Customs
2. Family Land Holdings
3. Areas of Importance
4. Types of Housing
5. Potential Site Locations
6. Important Considerations

***“You gotta ask Creator. Give me visions. Give me dreams. Show me things. Tell me things. [...] We are here for a purpose. We aren’t here by accident. [...] Because we live in two worlds.” - Participant***

#### 4.1.1 Values, Traditions & Customs

The table below reflects what was shared by Elders, Knowledge Keepers, and Family Land Holders regarding values, traditions, and customs to be considered in this Study.

• Values	• Traditions and Customs
<ul style="list-style-type: none"> <li>• S7émit (Responsibility): Stewarding the Land Back</li> <li>• Indigenous Land Ownership for Our Children and Future Generations to Come</li> <li>• Uphold Traditional Land Use Practices</li> <li>• Yémes (Respect)</li> <li>• Spirituality &amp; Yémit (Prayer)</li> <li>• Uphold Our Ancestral Ways</li> <li>• Uphold a Culture of Care &amp; Healing (Spirit, Soul, Body, &amp; sx<sup>w</sup>ák<sup>w</sup>uk<sup>w</sup> [Heart]) and Protection of Our People and the Land</li> <li>• Care for the Elders in Our Community</li> <li>• Care for the Survivors in Our Community</li> </ul>	<ul style="list-style-type: none"> <li>• Ranching</li> <li>• Cattle farming</li> <li>• Chicken farming</li> <li>• Horse ranching</li> <li>• Indigenous management &amp; use of natural water sources</li> <li>• Fishing</li> <li>• Ice fishing</li> <li>• Gardening</li> <li>• Orchard harvesting</li> <li>• Berry Picking</li> <li>• We were stewards of the land and conserved natural resources</li> </ul>

• Values	• Traditions and Customs
<ul style="list-style-type: none"> <li>• Empower, Hold, Support and Uplift Our People on a Healing Journey</li> <li>• Supportive Housing is Reconciliation</li> <li>• Truth</li> <li>• Honesty</li> <li>• Love for All</li> <li>• Justice</li> <li>• Self-Determination</li> <li>• A Self-Sufficient Nation &amp; Community</li> <li>• Connection to Our Children and Grandchildren: Future Generations</li> <li>• Protect &amp; Conserve Agricultural Land</li> <li>• A Sense of Home by Our Sacred Waters &amp; Being on the Land</li> <li>• Bring Our People Home &amp; Foster Stability</li> <li>• Home Ownership</li> <li>• Sacred Land &amp; Burial Sites</li> </ul>	<ul style="list-style-type: none"> <li>• Picking sacred medicines</li> <li>• Peaceful prayer as a Nation</li> <li>• Prayer connects us to the water and the land</li> <li>• Prayer for all people, including enemies</li> <li>• Bathing</li> <li>• Caring for our people</li> <li>• Truth telling</li> <li>• Healing practices through our sacred medicines</li> <li>• Land-based knowledge and spiritual practices</li> <li>• Use of cellars</li> <li>• Use of wooding burning stoves</li> <li>• Building our own homes</li> <li>• Use of “sʔístkn”: winter homes or pit houses</li> <li>• Use of log cabins near bodies of water</li> <li>• Sunflower picking and berry picking</li> <li>• Ridge crossing</li> <li>• Being on the land</li> </ul>

***“We are a praying Nation. [...] My great, great, great grandmother prayed from the time she got up until the time she went to sleep. People that come to the valley here, who come to Merritt. They sense that. And it’s all because of our Ancestors prayers. Peaceful.” - Participant***

#### 4.1.2 Family Land Holdings

The following is a summary of what was shared by Family Land Holders. We asked them what it means to have traditional family land holdings on Nicola Mameet IR1.

##### As Family Land Holders:

WE ARE:

- Connected to our family and community through the land
- Stewards of the land and are responsible to revitalize traditional ways of knowing, doing, and learning

WE WOULD LIKE:

- Land titles and transfers – process allotments and Certificate of Possessions for community members<sup>1</sup>
- To pass down our family land holdings that were given to us by our ancestors and kin
- Obtain legal ownership to continue to be responsible, as our ancestors were, for the land

<sup>1</sup> CP Land is defined by LNIB as a "Certificate of Possession (CP) Land". CP Land is significant portions of reserve land. CP land includes large portions of land with frontage along Highway 8. A number of lots in the Rocky Pines subdivision are CP held.

#### WE KNOW:

- The Land brings a sense of home and balance
- Transferring our family lands to legal ownership would help our land claims be formally recognized
- Exercising our legal right to land ownership is necessary

***“Being a little kid, it was a lot of fun. [...] my grandfather, my dad’s father, gave us this little property here. That’s why it is really important that we take good care of it. [...] I remember my dad building it. It was all build from lumber. [...] The little house.” - Participant***

#### 4.1.3 Areas of Importance

Many Elders, Knowledge Keepers, and Family Land Holders identified areas or sites of significance on maps. These maps have not been shared as they contain confidential information. These areas of importance will be considered when selecting a site to develop a residential subdivision and to further understand the present and past history of the land. The following is a list of key areas of importance that were shared:

- Old Village Site– north of Rocky Pines, there are old winter homes (Pit Homes)
- Locations of many wildlife crossings for grizzlies, cougars, deer and bodies of water such as creeks.
- Hayfield – do not develop
- Springs – identified water source
- No building and development along the mountain
- Coutlee Plateau (Close to Site 3) – burial grounds
- Flood areas
- Range areas
- Pet Cemetery
- Sweat houses and sites

***“I have seen places like when you go to Monk Park. You see where the dips were, for the s?istkn (pit house), all over there. And there is other places around the lake where there ares?istkn, where there are little dips, but it’s not First Nations land. [...]. They would be up on Nicola Lake.” - Participant***

#### 4.1.4 Types of Housing

Elders, Knowledge Keepers and Family Land Holders shared their ideas of what types of housing should be considered when developing a residential subdivision on Nicola Mameet IR1.

- Single-detached homes
  - Homes with a tree, a yard, and garden space
- Housing for all family sizes is important
  - Smaller 1-2-bedroom suites
  - Larger 3-4+ bedroom homes
- Housing for people who own a home, with their partner, but are not able to live in their home due to separation or divorce

- Affordable apartments for youth
- Tiny homes
- Accessible homes
  - Homes for family members and children with disabilities
- Short-term emergency housing options
- Homes for Elders (i.e., independent living and supportive housing)
- Supportive housing (i.e., transitional housing with detox facilities)
- Affordable and subsidized housing
- Additional comments:
  - All housing types are important (i.e., from single detached homes to emergency housing)

#### 4.1.5 Potential Site Locations

The following are the top three sites selected by Elders, Knowledge Keepers, and Family Land Holders and the reasons why they chose these sites.

Site 3: North of Existing Racetrack (7 responses)	
	<ul style="list-style-type: none"> <li>• Historical significance and family ties</li> <li>• Provide housing to those with family land holdings, if chosen</li> <li>• Not close to the highway</li> <li>• Somewhat close to community amenities and between Rocky Pines and Shulus Village</li> </ul>

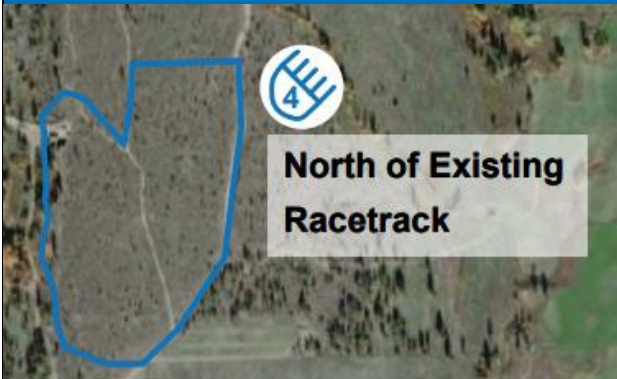
***“It’s home (the land). [...] You just walk and walk and walk. You can gather yourself. It brings you balance. Get away from the hustle and bustle and the stress. It’s another part of home.”- Participant***

**Site 5: Adjacent to Rocky Pines Subdivision – South of the Community Centre (7 responses)**



- There is a bus service to and from this site
- Potential for more housing units than other sites identified lots
- Close to the Community Centre
- Not close to the highway

**Site 4: North of Existing Racetrack (6 responses)**



- Historical significance and family ties
- Not close to the highway

***“Thinking of the past, housing should be put on land that’s not good for agriculture” - Participant***



#### 4.1.6 Housing Experiences

Many Elders, Knowledge Keepers and Family Land Holders described their own housing experiences and the experiences of their friends, family, and fellow community members.

##### Strengths

- Some members have successfully gone through the “rent to own” process for their home.

##### Challenges

- Shortage of on-reserve housing and members are living in other cities and towns as a result
- Concerns and challenges regarding building on-reserve housing
  - CMHC housing funding and programs have not addressed on-reserve housing appropriately
- Shortage of housing off-reserve in Merritt because of the floods of 2021
- Lack of housing for Elders
  - Elders have wisdom, gifts, and knowledge that they pass down and share with their community. Need to provide housing so we can build connections, relationships, and learn from them
  - Long wait lists for supportive housing and challenges to access detox facilities off-reserve
- Housing supports for people experiencing many challenges (such as mental health or substance use challenges) is much needed
- The cost of living is high and housing affordability is a major issue
- Housing features are not adequate
  - Inadequate size and therefore, housing is not suitable for families
  - Size of housing (i.e., not enough or too much space)
  - Lack of features or amenities (i.e., closets)
- Homeownership is an issue for younger families and adults (i.e., 30-40 years of age)
- Housing is needed to support couples and their families who are experiencing separation or divorce
- Provide housing supports to youth so they can secure housing
- A lot of older homes need renovation so that homes can be passed down to children and relatives
- Need to provide all types of housing for large and smaller families

***“...They had love at home [...] They were strong people. My mother was a strong person. I can remember the house that they had in the 60s. They had just like my uncle’s [...] house. The little first houses they had [...] These people used to make their own homes, but the government came in told them. ‘You guys don’t have to build your own homes. We’ll look after you. We’ll build your own homes.’ And so, what does that do? They lose the skill of learning to build your own homes.” - Participant***



#### 4.1.7 Important Considerations

The project team asked Elders, Knowledge Keepers, and Family Land Holders to share any other key ideas that should be considered when identifying housing types and selecting a preferred site.

##### Housing Types

- Need a variety of housing types
- Diverse housing needs for single men and women
- Housing for youth
- Families to identify what types of homes they would like, and they should be able to build their own home

##### Environmental Concerns and Needs

- Water issues
  - Flooding
  - Drought
  - Sufficient water supply for the current and future community
  - Clean water supply
- Concerns that the community's water supply and quality of water will diminish if a new subdivision is developed in a new location
- Fishing
  - Fishing for salmon in the spring is important
  - Dams are causing fishing issues
- Animal crossings are located throughout Nicola Mameet IR1
- Power outages occur: Need to consider energy efficient housing to be more self-sufficient

##### Cultural and Community Areas

- There are many burial and sacred sites on Nicola Mameet IR1 which should not be used for development
- Need for gathering places:
  - Elders gathering place as well as Elder's housing
  - Children's and youth gathering place and facilities
  - Cultural and community gathering place
- Issue of a lack of recreational activities for children and youth
- Need for river access, such as a pedestrian trail to the river

***“That place is really sacred. Cuz there are certain spots where our scouts lived in these mountains, behind us, behind Rocky Pines.”***  
***- Participant***

##### Development Opportunities

- Think about how to develop new housing and, at the same time, bring about community based economic growth and development
- Consider planning for future needs, such as housing for our youth
- Consider all land that is available for residential development
- A new subdivision should include outdoor or green space(s) (i.e., recreational space)

- A new subdivision should not be close to traffic
- There are many housing needs, take urgent action
- Need to be able to safely walk-through neighbourhoods

## 4.2 Survey

The following section is a summary of key themes developed based on verbatim comments and analyzed by the project team. Summaries of feedback are organized around 11 topics of discussion:

1. Values, Traditions, and Customs
2. Positive Housing Experiences
3. Housing Challenges
4. Impacts of Current Housing Conditions
5. Housing Opportunities and Aspirations
6. Potential Site Locations
7. On-Reserve Members Housing Situation
8. Off-Reserve Members Housing Situation
9. Additional Community Feedback and Considerations
10. Engagement Feedback
11. Survey Demographics

### 4.2.1 Values, Traditions, & Customs

Survey respondents were asked, from their point of view, how new housing can reflect the values, traditions, and customs of LNIB. The following summarizes what participants shared:

- Respectful and caring relationships with our neighbours, community, properties, and the land to build a strong community
  - Promote traditional practices, traditional teachings, and cultural connection, such as protecting hunting and gathering territories
  - Respect for sacred spiritual sites such as burial grounds. Make sure the potential locations do not include burial sites
  - Respectful relationships between neighbours, housemates, and family members
  - Provide support and care for our Elders
  - Remember *ýéhełús* - "kind": *ʔémit* - "take care of, look after someone or something", babysit
  - Building our own lots and own land
  - Community and family care and support (i.e., Support for our Elders and build a strong community)
- Through new housing development, help bring people back to the community and to their homeland
  - Foster a sense of home for members. For example, if children and youth can stay, they would be grounded in their culture and connected to the land
- Traditional Indigenous design and culturally appropriate housing
  - Appropriate design, amenities, and high-quality housing so that people can carry out traditional practices such as hunting and gathering practices
  - Traditional practices and cultural connection
  - LNIB place naming with street signs, such as "Fawn Estates"

- Family-friendly traditions to bring people together and build on our relationships with one another
- Smudging ceremony should occur before the subdivision development
- Medicine garden space and communal areas for food preparation and preservation
- Fostering awareness of traditional teachings with our community, especially with children and youth
- Include traditional sweat and ceremony space for cleansing
- Building housing with procurement of local contractors
- Affordable housing for low-income families and those who need housing most
  - Socially inclusive housing and a sense of belonging and community
- Purposeful and unique design and consideration of home and amenity spaces. Do not build standard on reserve homes. Unique and multiple styles of homes are needed
  - Family, historical, and traditional architecture, such as family specific entrances to reflect that people are entering a safe place
  - Indoor gathering and communal spaces for families, such as large kitchens, dining areas, and space, as well as space for preserving food (i.e., cellars)
  - Gardens and outdoor space with lighting for safety
  - Covered carports for trucks because many people use traditional land for hunting
  - Community playgrounds for children to play outside
  - Log and wooden homes
  - Natural and local supplies to build log and wooden homes
  - Eco-efficient homes (i.e., solar panes) with high quality, sustainable materials to reduce climate footprint, costs of utilities and withstand environmental hardship
  - Maintain and renovate old homes, such as old log homes, to promote community and family wellness
- New and all housing types for future generations and current needs
  - Affordable homeownership and assistance with homeowner management (i.e., financial management and building maintenance)
  - Multi-generational and multi-family housing, and all housing types that are inclusive of a range of family sizes, such as large, spacious homes for families with children. This will foster family and community wellness and safety through suitable housing
  - Appropriate, adequate, and safe housing for our Elders and youth
  - Accessible housing for Elders and people with disabilities and mobility issues
  - Promote healing for our members, such as drug and alcohol-free housing
  - Help move people from rental housing to providing opportunities for homeownership
  - Affordable housing for low-income families and those who need housing most
  - Socially inclusive housing (i.e., inclusion of all age groups) and a sense of belonging and community

***“How are we supposed to learn from them (Elders), if we send them so far away [...] I don’t see Elders out here. It’s the accessibility for them to get out there and do stuff. I think they would be happier in the community here. Closer to family. A lot of the Elders, I know, I don’t see anymore. They used to like walking around reserve. You don’t see that much anymore.”***

***- Participant***

#### 4.2.2 Positive Housing Experiences

Recognizing that there are many housing challenges, survey participants described the following positive housing experiences:

##### Current Strengths

- The experience of having a place to call home: a place to come home to, safe housing, moving to a better housing situation, and having a roof over one's head
- Bus service to and from Rocky Pines
- The new subdivision is located close to the school
- Accessible housing for people with mobility challenges
- A big community garden that provides delicious vegetable produce
- Self-built homes for our members who own land (i.e., our Home Building Program)
- Pride in building a home on-reserve that meets housing needs
  - Moving to a suitable housing unit that uses quality materials and has enough space for the whole family
- Living close to nature, being on the land, and breathing clean air
- Housing for individuals who want to live on their own
- Living close to family and community members on-reserve
- The experience of stable housing after urgently needing housing
- Many available rental units
- The ability to do a housing swap and move into a larger home that better suited family housing needs
- On-reserve housing supports and housing workers
  - Having maintenance workers on reserve and taking pride in maintaining homes and outdoor spaces
  - Efficient housing supports (i.e., quick responses from housing support workers)
  - Housing supports have facilitated home ownership and members have positive experience of owning a home after many housing challenges to achieve homeownership

##### Future Strengths

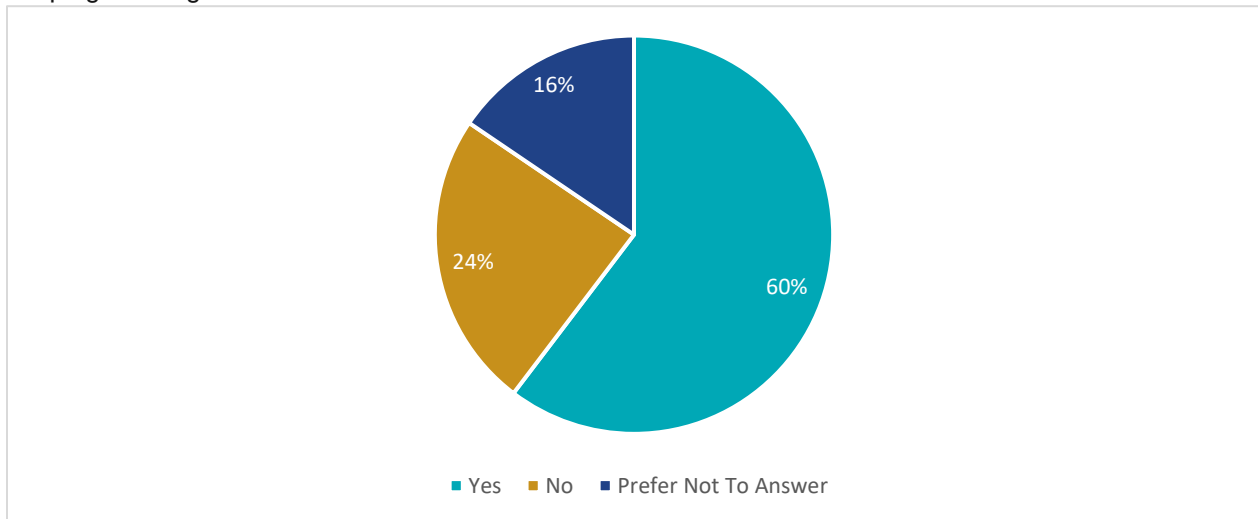
Some on and off-reserve members shared that they did not have any positive housing experiences. They described many issues, such as lack of accessible housing, housing shortages, long wait times for housing applications to be processed, and not being able to live on reserve. However, some shared future strengths that they would like to experience in their community:

- Housing close to employment opportunities/jobs and close to the school
- Desire to live closer to family
- Being able to live on the land and own land
- Transitioning from being a renter to owning a home

### 4.2.3 Housing Challenges

#### Experienced Challenges in Finding & Keeping Housing

The majority of survey participants (60%) shared that they have experienced challenges in finding or keeping housing that meets their needs.



58 responses

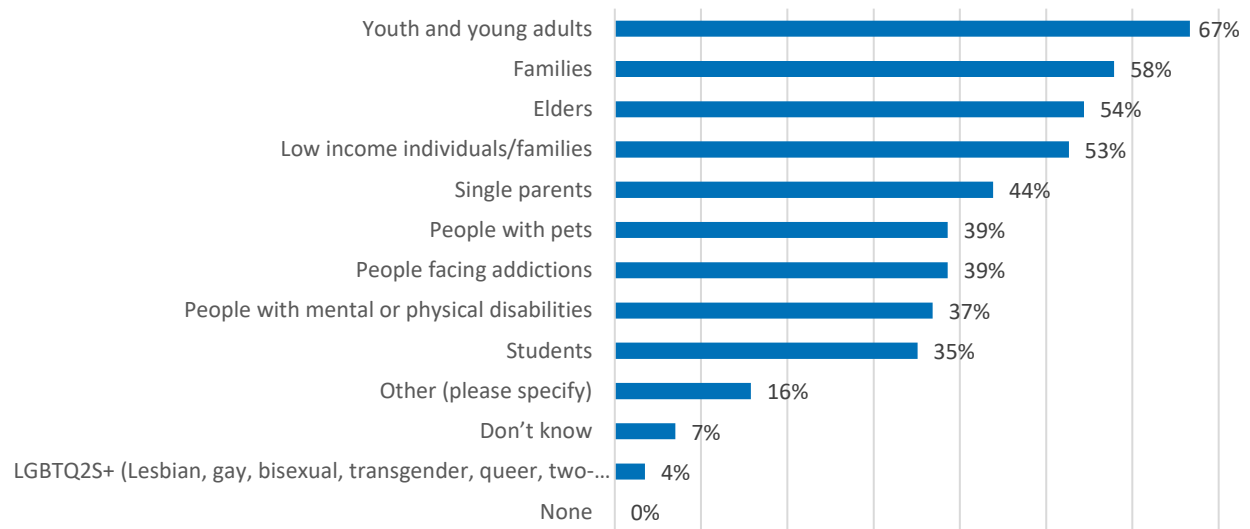
Of those who indicated that they had experienced challenges, we asked participants to explain what specific housing challenges that they experienced. They shared the following challenges:

- Lack of housing supports
  - Need for improved and timely communication about housing supports and housing waitlists
  - Community members are unsure why some members, who have been on-reserve less time than other members, have had opportunities to own a home
  - Need for improved tenant relations and property management
- Housing affordability
  - Not being able to make rent
  - Cost of utilities and maintenance
  - Unemployment and underemployment of LNIB members
  - Lack of energy efficient homes which increases cost of utilities (i.e., lack of proper insulation for the winter season)
- Lack of availability and supply of on-reserve housing
  - Long wait times for housing (5-20 years) and a high number of members on the housing wait list
  - Need to prioritize families that need housing
- Need for large family sized dwellings as most housing is for small families (i.e., small apartments)
- Lack of available land to build housing
  - Difficulties for community members to build their own housing (i.e., financial cost)
- Members who live off-reserve would like to return to the place that they call home
- Lack of ability to transition from renting a home to ownership
- Inadequate/older homes

- Rental housing that has more bedrooms (i.e., 5-bedrooms)
- Many older homes need renovations (i.e., mold in homes)
- Lot sizes needed to accommodate cattle and horses

### Groups that Might Experience Challenges

Participants were asked to identify groups of members who, in their opinion, may experience challenges finding housing on-reserve. Participants shared that youth and young adults, families, Elders, and low-income individuals/families were the top four groups that might experience challenges when trying to find housing that best meets their needs.



57 responses

#### OTHER:

- Blended families in which some family members are not LNIB members
- Challenges for all members because of lack of housing availability and supply
- People with criminal records
- People who have pets or livestock
- Single individuals
- Smokers

### Housing Challenges for Off-Reserve Members

When asked what challenges off-reserve members face, who wish to move to Nicola Mameet IR1, participants identified the following challenges:

- Lack of availability and supply of on-reserve housing
- Off-reserve members have difficulties finding housing
- Band owned land: privatization of land hinders housing availability
- Lack of available land to build their own housing



- Lack of different types of housing to meet diverse housing needs
  - Large homes for families (i.e., 5+bedroom units)
  - Accessible homes for people with disabilities
  - Elders' housing
  - Housing for individuals
  - Pet friendly housing
- Long wait times for housing
  - Lack of communication and updates on wait times and application status
  - Non-registered members are lower on the wait list
  - Difficulties qualifying for housing, particularly on the points system
- Lack of supports and services for off-reserve members
  - Lack of awareness of and access to information about on-reserve housing
  - Need for information about possibilities of homeownership
  - Contact information for housing services is needed
- Lack of involvement of off-reserve members in local events and need for community connection
- Housing is located away from downtown and urban centres
- Affordability
  - Taxation issues for off-reserve members
  - High cost of living
  - Unaffordable housing
  - High cost of homeownership
  - Not being able to make rent
- Maintenance and upkeep of homes
  - Many older homes need renovations
  - Homes deteriorate easily
  - Social stigma towards parents (i.e., social workers) who do not have adequate housing
- Transportation challenges
- Housing design, amenities, and construction standards
  - Yards with fencing for pets is needed
  - Need for traditional log homes
- Quality and access to water
- Challenges with bureaucracy (i.e., land registry)

#### **4.2.4 Impacts of Current Housing Conditions on Life Plans**

Participants were asked what impacts current housing conditions were having on their life plans. The following key themes were identified:

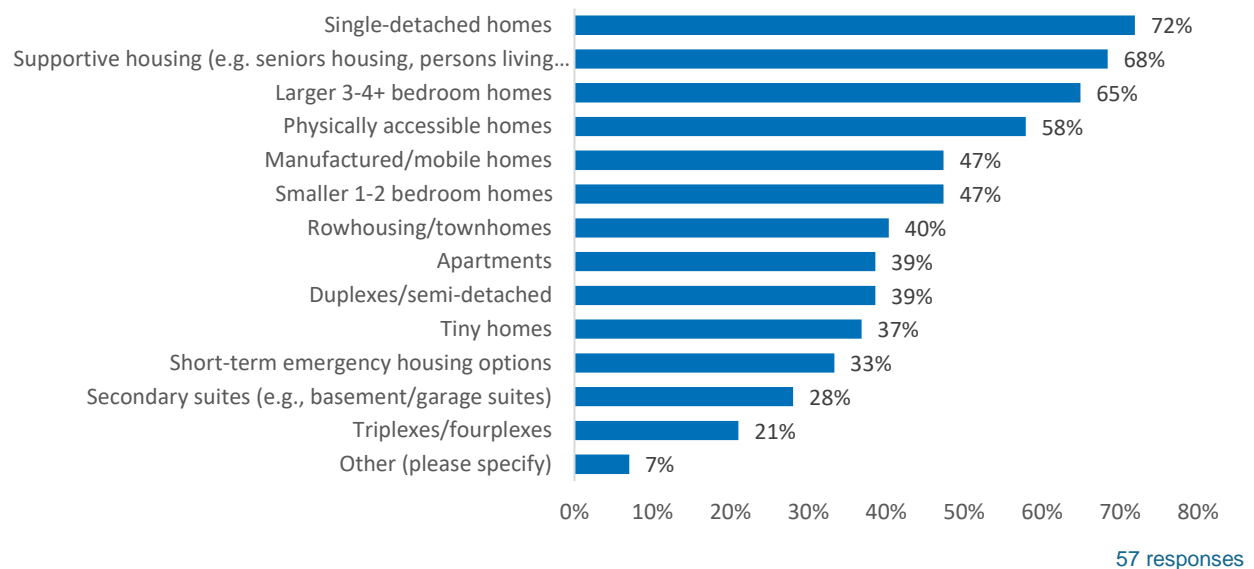
- Affordability
  - Cost of utilities (i.e., electricity)
  - High cost to own a home on-reserve
  - High debt payments impact housing affordability

- Low-income families use most of their income to pay their monthly rent and other basic monthly needs are not met
- Challenges finding suitable housing
  - Proper amount of bedroom units
  - Pet friendly homes with fenced off yards
  - Proper number of bathrooms
  - Issue of overcrowding
- Features and amenities
  - Proper fencing for pets around yards
  - Cellar space
  - Garden space
  - Animal farming
  - Proper storage and secure housing space
- Lack of available land to build homes
- Sub-standard existing homes
  - Old homes that need maintenance
  - Unsuitable size/square footage of housing for households
  - Outdated electrical and plumbing utilities
  - Improved electricity and plumbing
  - Challenges with neighbours
- Barriers to becoming a homeowner
  - Difficulty transitioning from rental to homeownership on-reserve
  - Buying property from Certificate of Possession owners
- Poor communication from housing services
- Challenges accessing insurance coverage
- Unstable housing and culturally inappropriate housing
- Challenges regarding land ownership on-reserve

#### **4.2.5 Housing Opportunities and Aspirations**

##### **Housing Options Needed**

Participants were asked about what types of housing should be developed on Nicola Mameet IR1. The top housing options needed were identified as single detached homes, supportive housing, and larger 3–4-bedroom homes.



#### OTHER:

- All of the above should be considered
- Log house with wood stove
- Homes that are not part of a subdivision and located in more private areas
- Include 6+ bedroom homes with 2+ bathrooms.
- Accessible homes for people with disabilities

#### Types of Supportive Housing Needed

Participants were asked to specify what types of supportive housing were needed. The following types of supportive housing were identified:

- Include all types of supportive housing
- Seniors housing
  - Seniors housing to be near a daycare
  - Accessible homes (i.e., ramp, washroom, and elevators)
  - Housing for Elder-Women
  - Assisted living
  - Housing for people living with disabilities (i.e., mobility issues)
- Detox and Recovery/Transitional Housing
- Youth housing
- Good water quality for supportive housing

### Amenities of New Housing

Participants were asked what important features should be considered in the building of new housing. The following were important features identified:

- Diverse needs for amenities, particularly for different families, including:
  - Kitchens and other spaces designed for small and large families
  - Community spaces in multi-family housing
  - Single detached homes with personal yards
  - Cooking services for Elders and people with disabilities
  - Open concept design of housing for spacious living
  - Wheelchair accessible housing
- Parking space, including accessible entrances for vehicles and covered garages
- Home maintenance is a challenge for many families
  - Diverse supports from LNIB with yard and home maintenance
  - Bearproof garbage cans
- Cultural amenities, including water ceremony features, sweat space, fish processing space, and hide tanning space
- Outdoor space, yards, and courtyards for:
  - Family gatherings/BBQs and community meals/potlucks
  - Outdoor decks/patios
  - Children - playgrounds
  - Pets and animals (include fencing for yards)
    - Raising animals (i.e., chickens)
  - Fire pits
  - Landscaping
  - Space for drying fish and fish processing and hide tanning
- Eco-efficient homes and low-cost utilities, such as fireplaces, solar panels, insulated hot water tanks and furnace, and high efficiency windows
- In-suite facilities
  - Community gathering space, such as large community kitchen and large capacity dining space
  - Laundry facilities, dishwasher, and fridge
  - Cellars and storage space
  - Secure entrances and proper security systems to ensure safety for members
- Other:
  - Invasive species management

***“I think we need more facilities for the youth. That’s my biggest thing. You lose them when they are ten or eleven. Good luck at getting them back. [...] But if they have nothing to do, boredom, is the biggest enemy of everybody.”***  
**- Participant**

### Location Considerations for New Housing

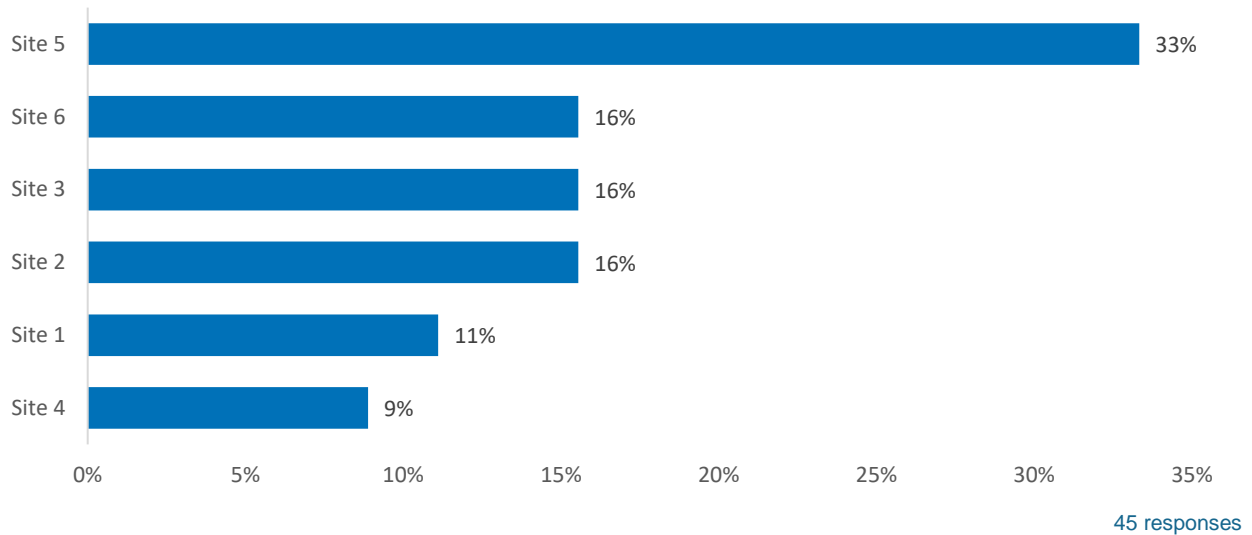
Participants were asked what important features should be considered when thinking about the location of new housing. The following were important features identified:

- Location of homes to consider:
  - Diverse needs of families
  - Access natural light in homes
  - Access to highways
  - Close to community services, spaces, and supports (i.e., access to medical services) and proximity to band offices
  - Not too close to the river
  - Location of homes near Merritt
  - Close to employment opportunities
  - Proximity to schools
  - Close to parks
  - Additional available land for future development and growth
  - Options for commercial activities (i.e., shopping)
  - Areas to raise livestock
  - Flood plains
- Public transportation services and active transportation infrastructure
  - Children and families need bus services
  - Bus stops to be in walkable distance
  - Safe and accessible walkable infrastructure
  - Connectivity of sidewalks
  - Street lighting and well-lit sidewalks
  - Traffic safety and traffic calming features
- Access to water and sewer services
- Parks and recreation
  - Safe play areas and playgrounds for children
  - Access to natural environments, such as publicly accessible open places
  - Picnic areas
- Some housing to include privacy through the spacing of homes and rural living to have a quiet living environment
- Proximity to emergency services and features, such as available emergency vehicles and installation of fire hydrants

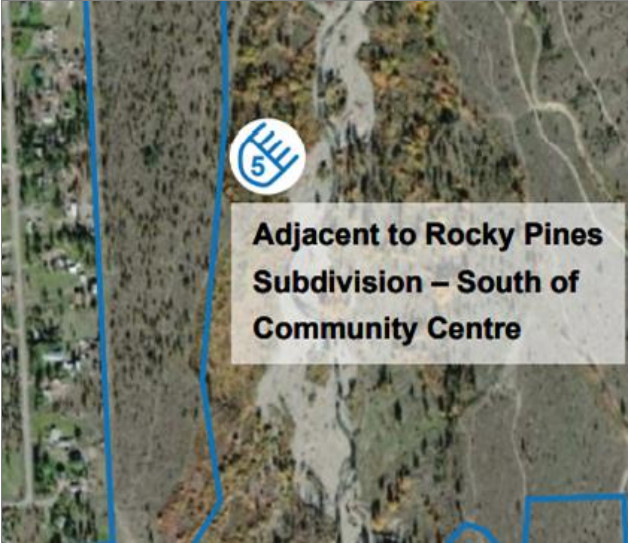
***“I grew up on the river. We swam it. We played in the dirt. You can’t keep the kids from that. I think more accessibility to the river as well. More roads that lead us down there. More trails.” - Participant***

#### 4.2.6 Potential Site Locations

Survey respondents were asked to identify their preferred site for a future residential subdivision out of 6 options. Site 5 (33%), Site 6 (16%), and Site 3 (16%) and Site 2 (16%) were the top four sites chosen by survey participants.



Participants were also asked why they chose these sites. The following table describes the reasons why they chose these sites.

Site 5 (Preferred by 33% of respondents)	
 <p><b>Adjacent to Rocky Pines Subdivision – South of Community Centre</b></p>	<ul style="list-style-type: none"> <li>• Close to the community center</li> <li>• Available and open land for growth, expansion, and development</li> <li>• Close to the Shulus water system</li> <li>• Close to neighbours and not isolated from the community</li> <li>• Best location with minimal resources to develop housing</li> <li>• A good use of minimal resources</li> <li>• Not close to the racetrack</li> <li>• Walkable area</li> <li>• Close to areas of importance</li> <li>• Far from the highway</li> </ul>

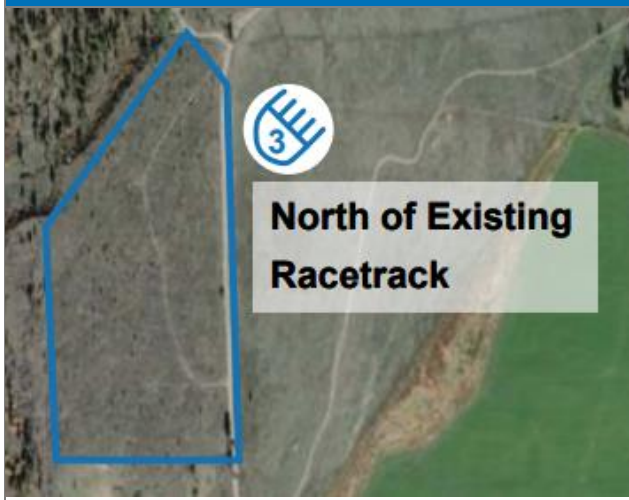


**Site 6 (Preferred by 16% of respondents)**



- Good location for infrastructure
- Good water supply
- Close to the highway
- Access to bus service
- Future housing development would not disrupt current residents with an increase in traffic
- Close to town
- Quiet area because it is away from other neighbourhoods
- Not too close to the highway
- Building and construction would not impact current residents

**Site 3 (Preferred by 16% of respondents)**



- Easy access for vehicles
- Central location
- Not too close to the highway
- Close to the school, health centre, and fire hall
- Not overcrowded
- Available land
- Away from the flood plain

**Site 2 (Preferred by 16% of respondents)**



- Close to Highway 8 and community amenities and services (i.e., Johnny's on the Rez, band office, health center)
- Close to public transportation

**Site 1 (Preferred by 11% of respondents)**



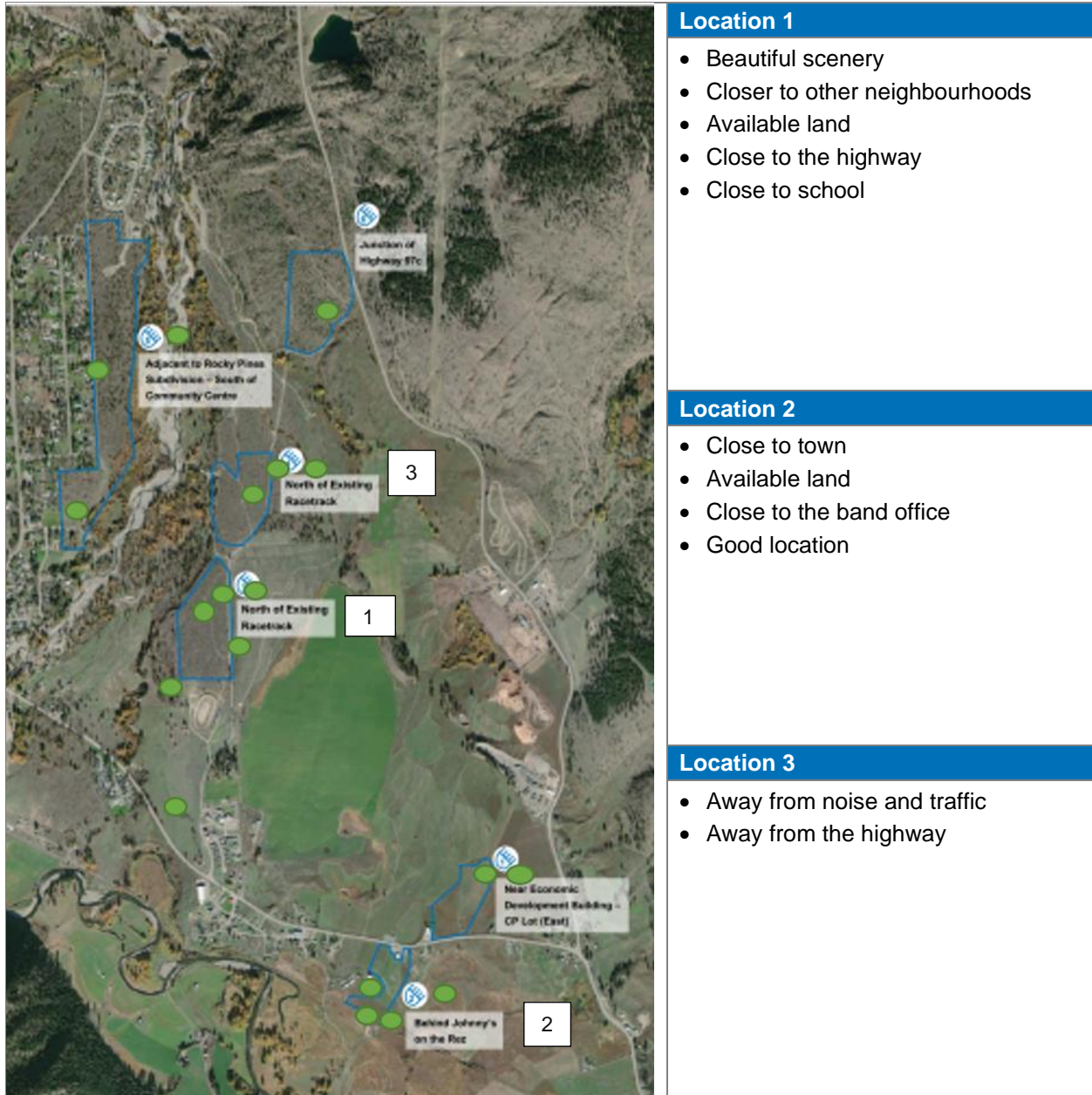
- Close to the highway
- Close to Merritt
- Closer to public transportation

**Site 4 (Preferred by 9% of respondents)**



- Close to band school, bus stops, health centre
- More privacy
- Not too close to highway

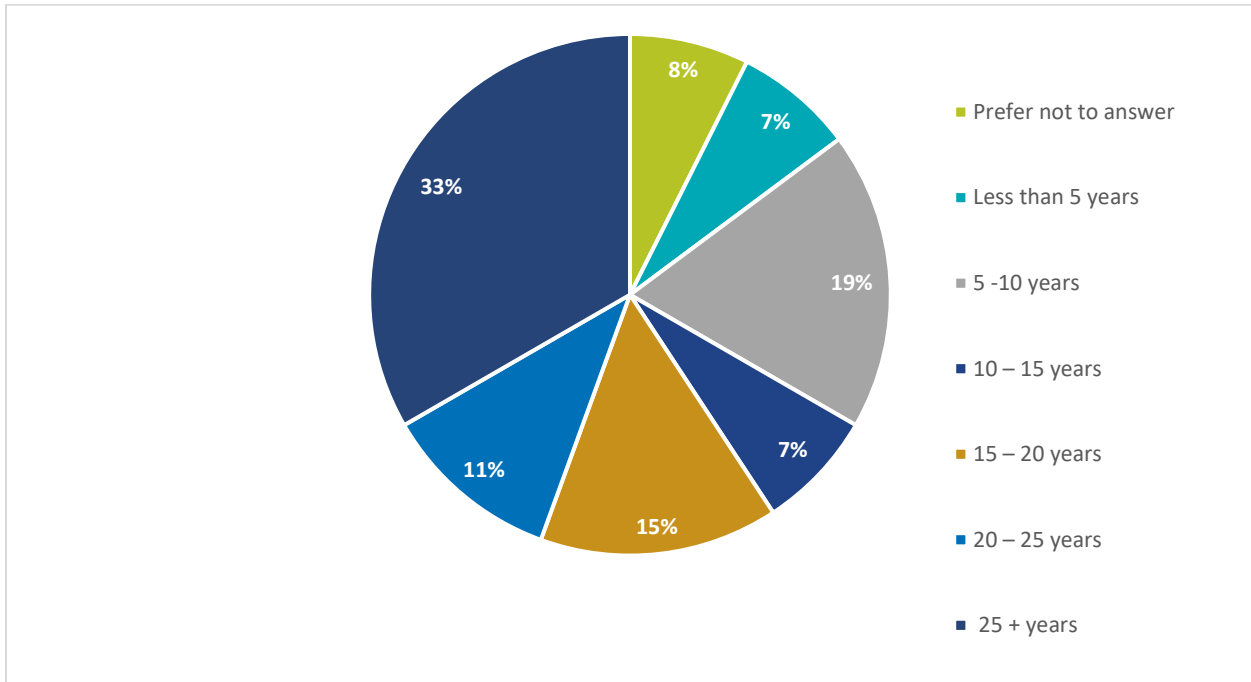
Participants were asked if there were any other additional sites they thought should be considered for residential development. The following map shows three additional sites selected by participants and the reasons why they chose these sites.



#### 4.2.7 On-Reserve Members Housing Situation

##### Time Period living on Nicola Mameet IR1

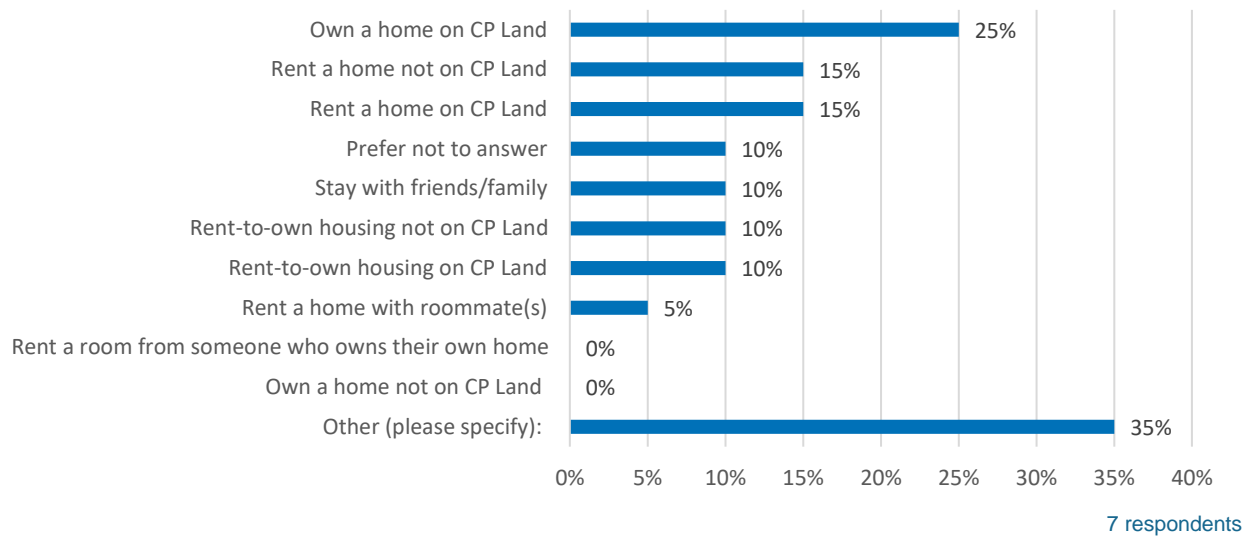
Survey participants who indicated they lived on-reserve were asked how long they lived on Nicola Mameet IR1. 33% of participants said that they lived on-reserve for 25+ years. 19% of participants said that they lived on-reserve for 5-10 years and 15% identified that they lived on-reserve for 15-20 years.



27 responses

### Current Housing Situation

On-reserve survey participants were asked to describe their current housing situation. 35% said that they have lived in “other” housing situations. 25% said that they own a home on Certificate of Possession land. 15% said that they rent a home not on Certificate of Possession Land.



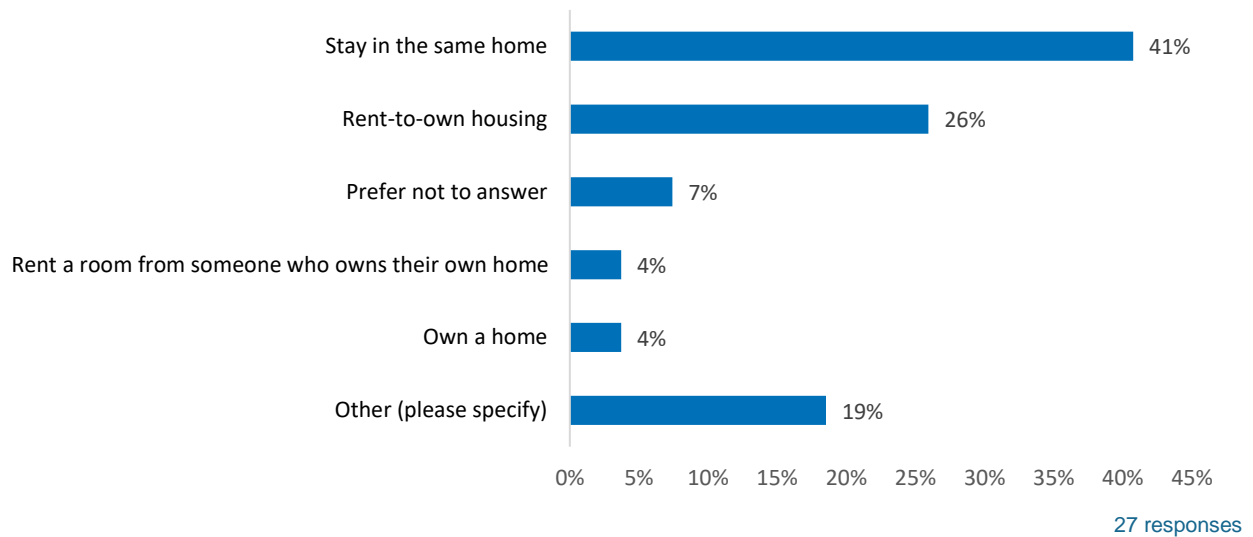
#### OTHER HOUSING SITUATIONS:

- Owns a home or partner owns a home
- Rent a duplex, newer home, or from the Band
- Inherited a non-Certificate of Possession - home on reserve
- Live in trailer



### Future Housing Situation

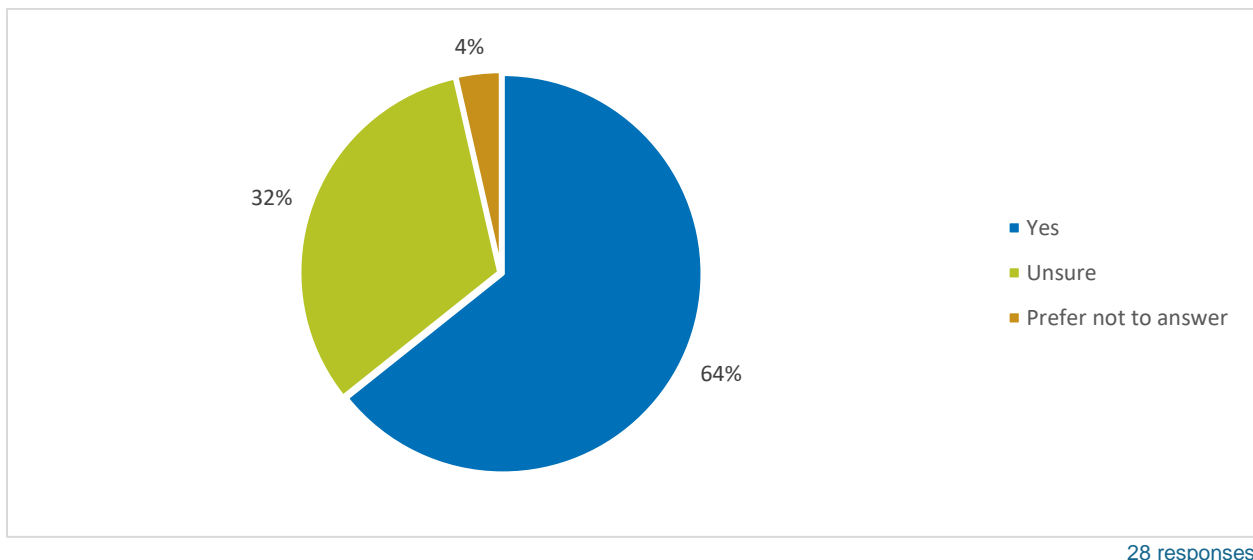
On-reserve survey participants were asked to identify what they think their future housing situation would look like. 41% said that they would stay in the same home, 26% said that they would rent to own housing, and 19% said that they would have another housing situation.



#### OTHER:

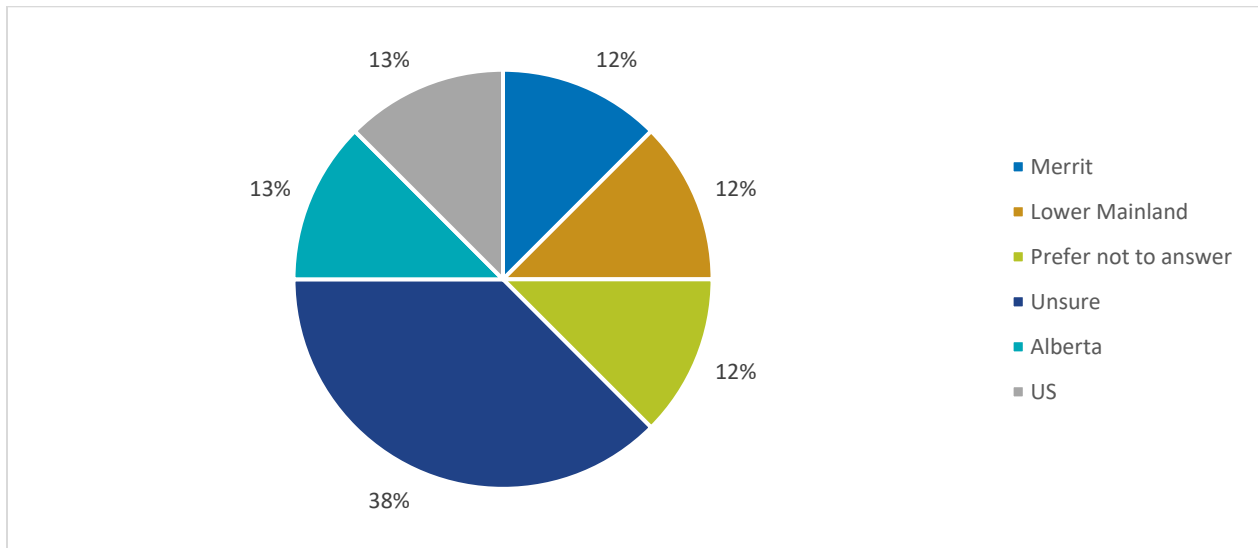
- With lack of on-reserve housing development, members would own a home off-reserve, stay where they live (i.e., old home), or would be forced to move to another province

On-reserve survey participants were asked if they are planning to remain on Nicola Mameet IR1 for the foreseeable future. 64% said that they would remain on-reserve, 32% said that they were unsure, and 4% said that they would prefer not to answer.



### Moving Away from Nicola Mameet IR1

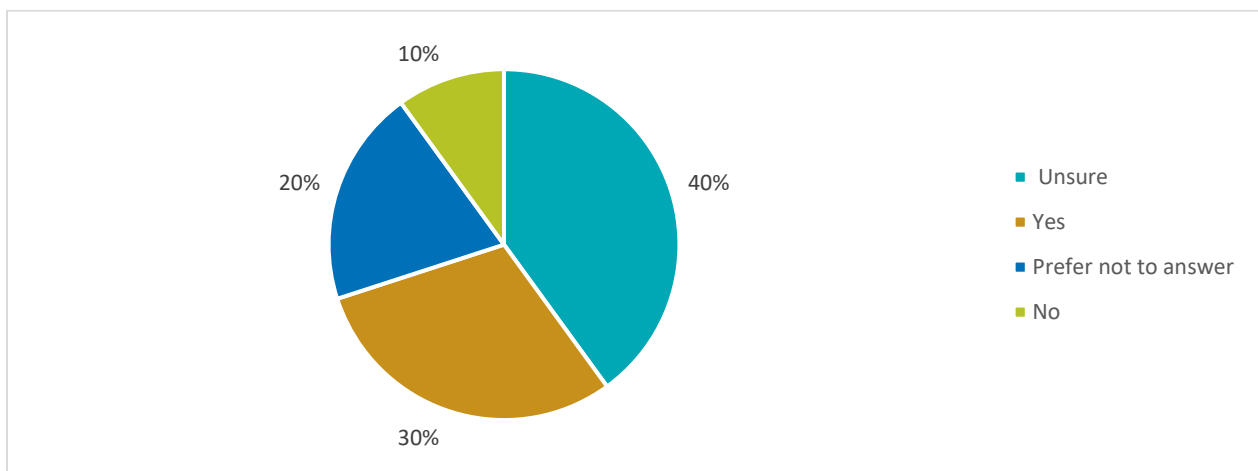
On-reserve survey participants were asked if they were considering moving away, and if they were, where would they move to. 38% responded that they were unsure. 13% stated that they would move to an Alberta. And another 13% stated that they would move to the US.



9 responses

### Plan to Return to Nicola Mameet IR1

On-reserve participants, who were considering moving away, were asked if they plan on returning at some point to live on Nicola Mameet IR1. 40% said that they were unsure, 30% said that they would return, and 20% said that they would prefer not to answer.



10 responses

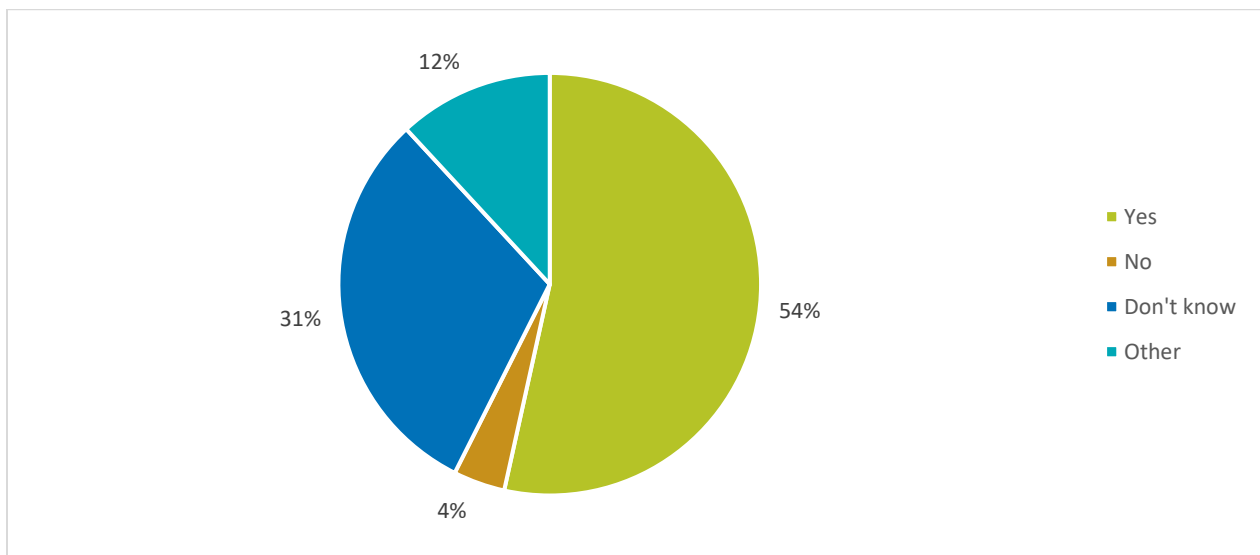


#### REASONS WHY LNIB MEMBERS WOULD OR WOULD NOT RETURN TO NICOLA MAMEET IR1

- Reasons Why
  - It is a place to call “home”
  - Family lives on-reserve
- Reasons Why Not
  - No log cabins to be developed on-reserve
  - No hope for change (e.g., poverty and politics)

#### 4.2.8 Off Reserve Members’ Housing Situation

48% of survey participants said that they live off reserve (Go to [Survey Demographics](#) for more information). When asked if they be interested in moving to Nicola Mameet IR1, if housing was available that met their needs, 54% stated that they said they would move back.



26 responses

#### Off-Reserve Member Interest in Moving to Nicola Mameet IR1 (If Housing was Available)

Off-reserve members stated that they would move to Nicola Mameet IR1, if housing was available, for the following reasons:

- Affordability: If housing was affordable homes and on-reserve affordable homeownership was an option, members would move back
- For a long period of time members have been waiting to return home, to the land, and to the band
  - Desire to living close to the community and their families
  - Closer to community connections and assistance (i.e., access to community health care and raising children and assistance with childcare)
  - Desire to return for cultural reasons (i.e., learn our language and access community events)

- Hope to bestow reciprocity and support back to the band by living on-reserve
- Possibility of a new home and if there were available employment opportunities
- Having housing needs met
- Possibility of having access to land to ranch (i.e., cattle and horses)

#### **Main Reasons Why Off-Reserve Members Have Not Been Able to Move to Nicola Mameet IR1**

Off-reserve members stated that they have not been able to move to Nicola Mameet IR1 for the following reasons:

- Affordability
- Political reasons and challenges
- Lack of available homes on-reserve
- Lack of suitable housing (e.g., number of bedrooms)
- Lack of available land for housing development
- Members can't build their own homes
- Need to pursue employment opportunities off-reserve
- Engaged in educational opportunities off-reserve
- More opportunities for kids and non-members in other places
- Family members are off-reserve, and some members wish to live close to family
- Undetermined plans

#### **4.2.9 Additional Community Feedback and Considerations**

Participants were asked if there was anything else that they would like to share about housing experiences or ideas for a future residential subdivision:

- Types of Housing and Housing Options
  - Pet friendly homes
  - Large to small homes for all sizes of families
  - Include homeownership opportunities
  - Increase opportunities to build homes for members on-reserve
  - Availability/supply of off-reserve housing for LNIB members located near Merritt/urban centre
  - Supportive housing
    - Increase housing supply and availability for homeless individuals and families
    - Youth housing, such as apartments, so that youth can be raised on-reserve
    - Opportunities for Elders to return home and live on-reserve
  - Single detached homes are preferred (i.e., no duplexes)
- Maintenance, security, and upkeep of homes and properties on-reserve
  - Suggestion to fence off yards
  - Improve safety and security of homes
- Amenities and features
  - Culturally appropriate housing
  - Traditional designs (i.e., pit homes)

- Energy efficient homes
- Personal garden spaces
- Walk in closets
- In-suite bathrooms
- Storage space
- Accessibility features
- Space for raising animals (i.e., cattle and horses)
- Active transportation infrastructure (bike paths and pedestrian paths)
- Upgrade existing infrastructure (i.e., the bridge and back road from Rocky Pines to Shulus Village)
- Other concerns and ideas
  - Be mindful of contracting out work (i.e., external consultant services)
  - More than one new subdivision is required to meet housing needs
  - Lack of available land and purchasing Certificate of Possession land is a challenge: Need for a home on the land

#### 4.2.10 Engagement Feedback

Participants were asked **what they liked** about providing their feedback through an online survey. The following are the key themes that were identified:

- Being included and heard
- Addressing urgent housing needs and taking action
- Transparency of the process in terms of where housing could be located and what housing is required
- Accessible and opportunity for those who could not attend the open house
- Comprehensive, clear, and open-ended questions to allow people to describe detailed housing needs, challenges, and aspirations
- Able to get diverse perspectives (wasn't just multiple-choice questions)
- Able to provide feedback at anytime
- Able to be anonymous

Participants were asked if there is anything that **could make this activity better**. The following is a summary of feedback shared:

- Gift cards to compensate members for their time and providing feedback
- Ensure that feedback is considered, and action is taken accordingly
- Survey improvements
  - Contact information of LNIB staff who can help a member fill out the survey
  - Short surveys for members who do not wish to fill out a long survey
  - Ensure anonymity of feedback
  - Paper copies of surveys
- More engagement and feedback opportunities
  - Round table discussions
  - Virtual meetings

- Off-reserve feedback opportunities and engagement for members who do not live on Nicola Mameet IR1
- Increasing community feedback opportunities

Participants were asked **how they would like to share** their ideas and knowledge in the future. The following is a summary of what participants said:

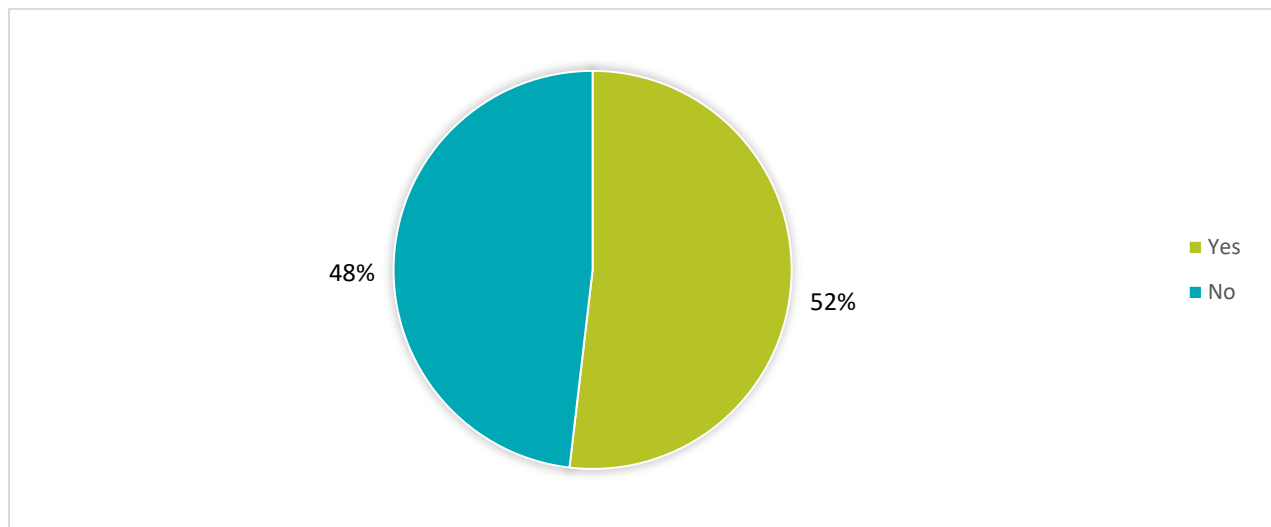
- Online surveys
- Challenging to engage in opportunities due to lack of time in workday to provide feedback
- Meetings
  - Virtual
  - In-person
  - Informal meetings
  - Meetings with Chief & Council
- Generating ideas (i.e., dropbox)
- More opportunities to learn and share of information
- Email correspondence
- In-person or virtual presentations

#### 4.2.11 Survey Demographics

The following section provides a summary of survey participant demographics. Participants were asked to only answer questions if they felt comfortable doing so.

##### Residents

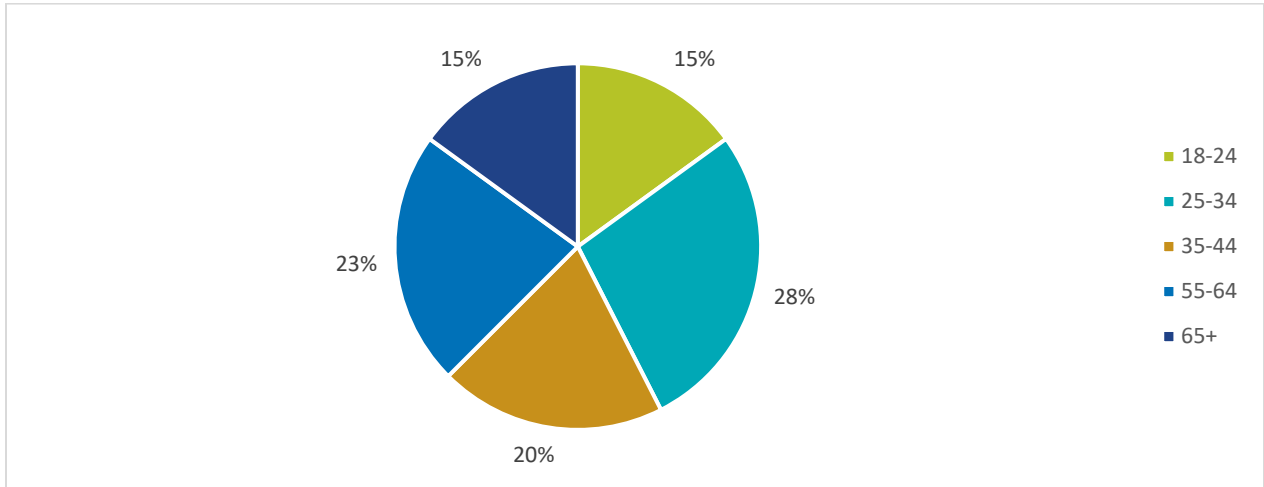
52% of survey participants said that they live on Nicola Mameet IR1.



54 responses

### Age

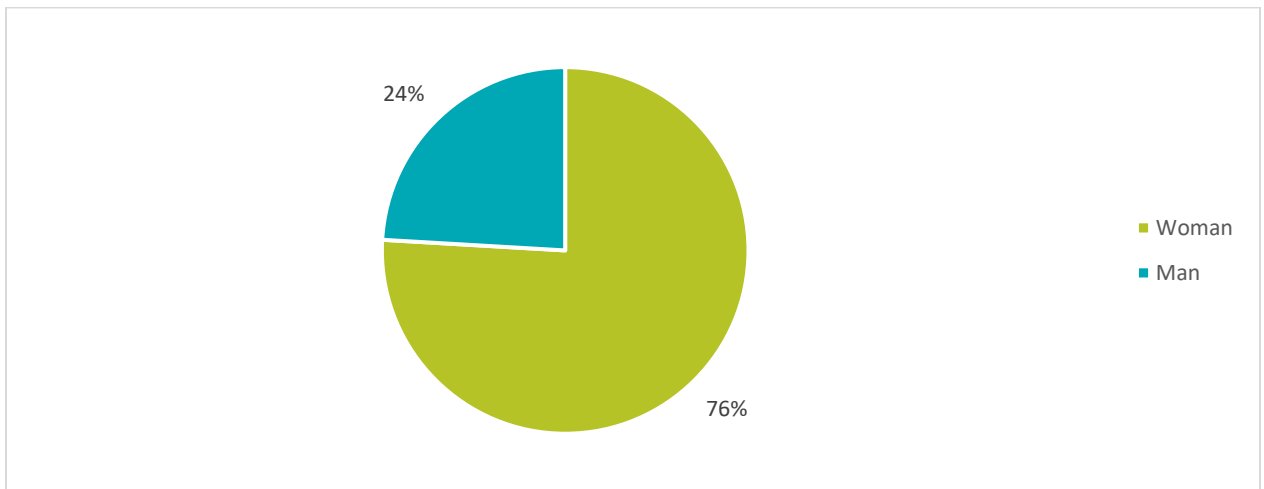
Most participants were between the ages of 25 – 64. The age group with the highest percentage of responses was from ages 25 – 34 (28%). 15% of participants were over the age of 65 and 15% said that they were between the ages of 18 – 24.



53 responses

### Gender

Most survey participants identified as a woman (76%), while 24% identified as a man.



54 responses

### 4.3 Open House: “A Place to Call Home” Community Gathering

The following section is a high-level summary of key themes based on feedback gathered from participants at the community gathering on September 17th, 2022. Summaries of feedback are organized around 7 topics of discussion:

1. Values, Traditions, and Customs
2. Areas of Importance
3. Types of Housing
4. Potential Site Locations
5. Housing Experiences
6. Important Considerations
7. Build Your own Home Activity

#### 4.3.1 Values, Traditions, & Customs

The following is a list of key themes shared by participants regarding values, traditions, and customs to be considered in the development of a future residential subdivision on Nicola Mameet IR1.

- Respect and protect the environment
- Adequate and appropriate housing for all types of families and needs
- Build a future for generations to come
- Develop a Nicola Mameet IR1 subdivision based on considerations of:
  - Economic feasibility
  - Resource management
  - Sustainability
  - Environmental and climate risk management (i.e., fires, floods, and weather-related risks)
- Respect LNIB members' decisions to live on or off-reserve
- Develop a subdivision with services
- Respect our Elders and our traditions
  - Welcoming traditions and customs
  - Appropriately gather knowledge from Elders
  - Provide honorariums
- There are challenges that come with identifying cultural and community sites

***“I’d like to have your hands in the construction of your own home would be beneficial cuz then you would be like, ‘I wanna live there.’ Not like, ‘Here is your home’.” - Participant***

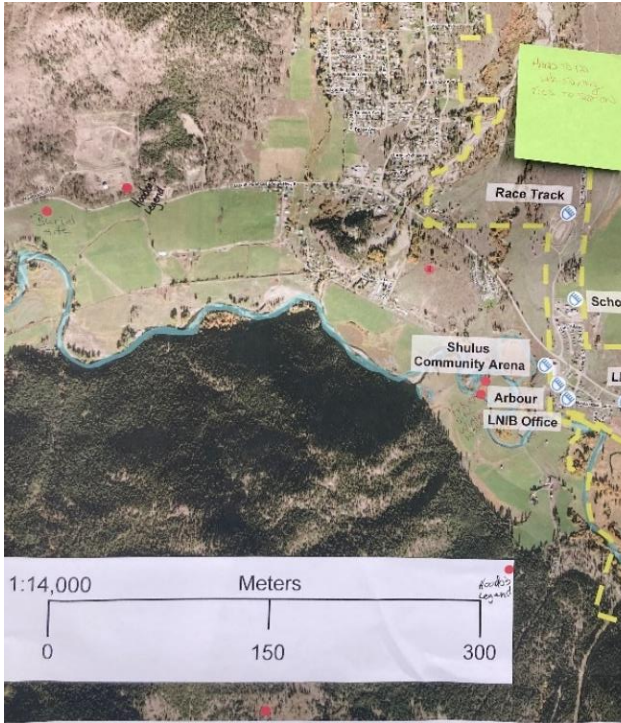


### 4.3.2 Areas of Importance

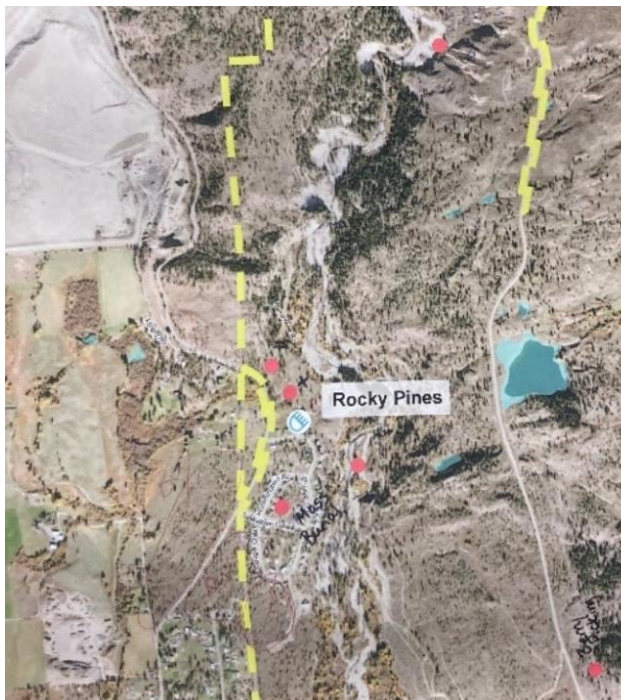
The following is a list of important sites and comments regarding these sites, including community concerns and suggestions.



- Concerned about land changing to “Certificate of Possession” at Shulus Hall
- Reservoir – Suggestion for an area for Housing Subdivision
- Beaver dam and hot spring
- Unclear ground spring
- No Cattle Fencing
- Band “Momdans” Lands



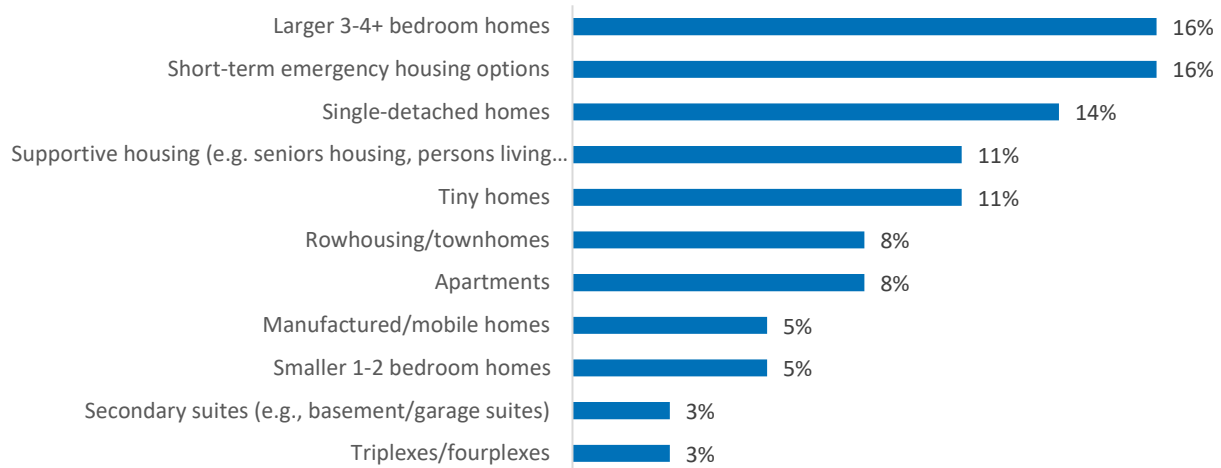
- Need a Youth Centre
- Future Site - Winter House



- Mass Burial
- Winter Home Sweat House
- Possible Burial Sites

### 4.3.3 Types of Housing


From the highest number of responses to the lowest number of participant responses, the following list identifies types of housing needed for the purpose of this Study. Participants identified larger 3-4+ bedroom homes, short-term emergency housing options, single detached homes, as the top types of housing need in their community.



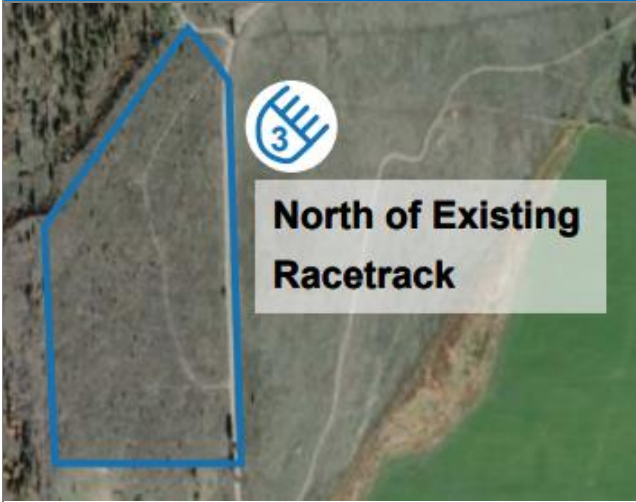
37 Participants

### 4.3.4 Potential Site Locations

The following are the top three sites selected by participants and the reasons why they chose these sites.

Site 4 (North of Existing Racetrack) (6 responses)	
	<ul style="list-style-type: none"> <li>• Aesthetically pleasing</li> <li>• Near the School</li> <li>• Accessible for families</li> <li>• Elders pick berries north of Site 4</li> <li>• A septic field is located south of Site 4</li> </ul>

**Site 3 (North of Existing Racetrack) (5 responses)**



- A good location

**Site 6: Junction of Highway 97c (5 responses)**



- Accessible for LNIB members
- Berry picking locations close to the site



#### 4.3.5 Housing Experiences

The following is a summary of housing experiences participants shared and key themes that emerged organized by strengths, challenges, and opportunities.

##### Strengths

- Basic housing services are met
- A sense of pride and happiness for homeowners and tenants on Nicola Mameet IR1
- LNIB staff/housing support workers have successfully facilitated home ownership

##### Challenges

- Renovations of existing and older homes is needed
- Energy efficiency improvements and building code upgrades
- LNIB members experience challenges in financing their own home renovations
- A long housing journey, from becoming on-reserve renters to becoming homeowners
- Long wait times for housing
- Request for LNIB staff to follow-up regarding waitlist status
- Young parents have significant housing challenges, such as finding affordable and family friendly housing
- Home flooding
- Need for short-term emergency housing
- Need for transportation service to and from the Nicola Mameet IR1 and Merritt for members to retain employment

##### Opportunities & Aspirations

- Create opportunities for LNIB members to own a home

#### 4.3.6 Important Considerations

The following is a summary of important considerations as LNIB explores a future subdivision.

##### Housing Affordability

- Consider the economic feasibility of single detached homes as they were considered unaffordable for many LNIB members
- Existing homes need renovations and members need help with the costs of upkeep

##### Types of Housing

- Build accessible and age-friendly homes (i.e., bungalows)
- Need for family friendly housing and multi-generational housing
- Short-term emergency housing is necessary (i.e., issue of flooding and homelessness)
- Energy efficient homes

### Location

- Traffic noise concerns if subdivision built by a highway
- Agricultural lands should not be used for housing

### Amenities

- Include gardens, landscaping, and outdoor space between and around homes
- Need to include parking

### Emergency Response

- Flooding issues with some on-reserve homes
- Concerns of losing connectivity between on-reserve communities in the case of a flood or fire
- Fire management

### Community Development

- Need for economic and community development opportunities
- Concerns of Shulus Hall becoming Certificate of Possession land

***“Build something for Elders and kids, and everything else will fall into place” - Participant***

#### 4.3.7 Build Your Own Home Activity

A table was set-up with a large map of Nicola Mameet IR1 with the six potential site locations identified on it. Participants were provided with Lego building blocks and markers (See Image 1). They were invited to draw, write, or build with Lego to show what they would build in their community and what their neighbourhood should look like. Participants, including older children, youth, adults, and Elders, were asked to describe what types of housing they think are needed and where it should be in the community. All participants were able to build structures with the Lego at this table as well.



Image 1

At another area of the Open House, art materials were provided for children to build structures, play, and create art.

Image 1 & 2 shows aspirations for single detached homes (on Potential Site Locations 3, 4, & 6), an inclusive gathering space for all (west of Site 1 & 2). Image 3 shows a large tower on Nicola Mameet (Image 3) on Potential Site Location 1.





Image 2



Image 3

## 5.0 Next Steps

Thank you to all community members who participated in this first phase of the Study!

In the spring of 2023, we will be further engaging with the community. We will be presenting all the Phase 1 data collected and validate “what we heard” with the community and collect any new public feedback. We will discuss any project impacts with you. We will also present a subdivision concept option and show how information presented relates to community input from Phase 1. Also, we will gather feedback on the subdivision concept option to refine the final recommendations.

For updates and more information about the Study, please go to: <https://iniblands.net/Subdivision-Feasibility-Study>

## 6.0 Appendices

### Introduction

The following is a record of the feedback received at meetings, the open house, and survey (online and hard copy). While many of the raw comments are presented as submitted from the survey, some comments, in particular, the Elders & Knowledge Keepers and Family Land Holders meetings, as well as the open house are paraphrased comments of feedback heard by notetakers. All confidential information from engagement activities has been removed.

Please note: All the comments below are printed as received. The comments are organized by the questions asked. Comments are unedited as to spelling, grammar, use of contractions, abbreviations, etc. Comments are only edited to remove profanity, personally identifying information or to identify an illegible word.

### 6.1 Appendix A: Elders, Knowledge Keepers, and Family Land Holders Meetings - Written Documentation of Community Feedback & Photographic Images

The summaries of individual meetings are not a verbatim, nor direct, recordings. The following is a record of the project team's notes and is intended to summarize the feedback received from Elders, Knowledge Keepers and Family Land Holders. All confidential information has been removed.

#### Values, Traditions, Customs

- We are stewards of the land. My family were ranchers. We would drive to Winnies field
- It is important to own property for future generations to continue this legacy
- A lot of land isn't worked/stewarded like it used to be
- It is important to take care of the land
- Sage picking is important to Elders
- It is important to look after our Elders
- We are a praying Nation. My great-great-great grandmother prayed. Our ancestor's prayers were peaceful
- Take care of Survivors and Survivors of Survivors. In the past, we would pray, bathe, and care for our people. We would protect each other
- Hold people up. Supportive housing is reconciliation. We have to carry people. It takes time
- Truth, honesty, love thy neighbour and pray for your enemy
- Justice - Our people have been hurt. We need to set what's right for them
- Look after our land and our people. We want to see results
- We need to be self-sufficient - Cattle farming and business development
- Self-sustain our community
- Self-sufficiency
- Take care of our spirit, souls, body, and heart
- Through prayer, we are connected to the water and land
- I have been cured from cancer with "Indian medicine"

- Grandchildren are important. We are connected
- We should not put housing on agricultural land
- Make use of the land we have
- Before we were self-sufficient
  - My mother would fish and ice fish. She was a gardener. Her family and many families used to have orchards, strawberries, and white berries
  - Grandparents gardened and were ranchers
  - They had chickens, horses and would run the horses down to the springs
- We lived by the river to gather water for fishing and sustenance
  - If I had the choice, I would live by the river too. It makes sense to live by the river
- People are survivors of survivors. They are calling out for help. Physically, mentally, and sexual abuse has occurred. Our band needs to help these people. My sister can't remember what happened to her She has severely lost her memory. We need to protect these people
- Fire evacuation - Elders got left behind. No one knew where our Elders were. Take care of our Elders
- We used to pick rocks with our families. We would walk along the land
- In the past, everybody understood whose land was whose. There was respect
- We live in two worlds: (1) out on the land (2) with the spirit world. We've lost track of that. Technology has taken this away. 100 years ago, my son wouldn't be having a tech experience but would be out on the land
- We used to have cellars and we didn't have fridges
- We need to go back to the bush. We grew up along the rivers. Fishing
- Used to find water with a red willow stick. We would find water that way and not with technology
- We didn't have fences in the past. Respected each other's lands
- My family would bring cattle through and we had public access over to the Nicola Lake
- Early springtime, we would walk along the springs and pick berries etc.
- Being close to the river brings a sense of home – Keep people home
- Sunflower picking and berry picking
- Used to go across the ridge when chased by other Indigenous peoples (reserve by logan lake)
- The cliffs on LNIB. When we were kids, we would sit on the cliffs

### **Family Land Holdings**

- Land needs to be given back to members
- My family has owned a lot of property. It is important to own property for future generations to continue this legacy. As Family land holders, we can't pass our land down to our families
- Give land back
- Grateful to have had land and be connected to our community. When our mother passed, we were in community and connected to our family
- Home is the land. The land is home. It brings balance
- I would like to live with the land. I would like to have:
  - More schools
  - Bring back the traditional ways with the community

- Legal/Formal Ownership is stronger than traditional holdings
- Land is the best thing you can own. Never get rid of it. We will never get rid of it
- Housing that doesn't belong to some people should be reconciled. Land settlement is needed. We need to get our land back. We have lost a lot
- I don't like how much control the band has. There is a question of who acquires holdings if it is not in my name

### Areas of Importance

- Village: North of Rocky Pines, there are old winter homes: Pit Homes
- Grizzly bear crossing
- Creek
- Snake pit
- Quicksand
- Cougar crossing
- Deer crossings
- Bear crossings along the creek
- Deer crossings along the road
- Hayfield - do not develop
- Springs - Identified water source
- No building and development along the mountain
- Coutlee Plateau - close to Site 3 – Burial grounds.
- Range area "Winnie's Field"
- Flood area
- Pet cemetery
- Range area
- Range area
- Sweat houses

### Types of Housing

- All housing types are valid
- Need to eventually move into a ground level/bungalow type of housing with reduced square footage because we do not require the amount of square footage that we currently have
  - Elder wishes to have a smaller home in the future with land for a garden and "a nice yard"
- Single detached homes, accessible homes, and short-term emergency housing
  - Single detached - because you can own your own yard, have trees, and a garden
- Elders' homes
- Bachelor suites
- "Regular" homes
- Single detached
- Supportive housing "is reconciliation"

- Detox facilities
- Apartments – affordable for youth
- Elders facilities
- Tiny homes
- Larger homes for families i.e., family of 7
- Accessible homes for kids with disabilities
- Apartment complexes
- Apartments
- Affordable housing – for people on low incomes
- Housing for all sizes of families
- Housing for partners who split up

#### Potential Sites – Documentation of Community Feedback

Potential Site	# of Responses	Share Why You Chose This Location	Other Feedback & Considerations
Site 1: Near Economic Development Building – Certificate of Possession Lot (East)	2	Build apartments for families – Affordable housing	Prime land/ agricultural lands Water table is high. CLH notes that people witnessed ownership – passing of land. Believes there is traditional holding there. Community Buildings - Not homes Traffic noise There is a hay field in close proximity to this site -Do not develop
Site 2: Behind Johnny's on the Res	1	Central location and convenient site location Good location	Prime land/ agricultural lands If selected would cause too much pedestrian traffic. Used to hold powwows here Back end is marshy Water table is high

Potential Site	# of Responses	Share Why You Chose This Location	Other Feedback & Considerations
Site 3: North of Existing Racetrack	7	<p>Family historical significance for me. If there are buildings going there, you should be providing housing to my family. My nephews and nieces. My family should go there.</p> <p>Potential for more lots and land is best suited Not close to the highway Somewhat close to community amenities and between Rocky Pines and Shulus Village</p>	<p>Concerns of feasibility of servicing Family Land Holdings on Site 3 and Racetrack. However, there was no will – Requested to not develop. Close to the school</p>
Site 4: North of Existing Racetrack	6	<p>Family historical significance for me. Not Close to the highway</p>	<p>Concerns of feasibility of servicing</p>
Site 5: Adjacent to Rocky Pines Subdivision – South of Community Centre	7	<p>There is a bus service to and from this site Potential for more lots and grounds are more suited Close to the Community Centre There is bus service but fix H2O issue Not close to the highway</p>	<p>Water quality concerns (i.e., rust in the water) Concerns of non-band members hunt in area Concerns of feasibility of servicing Consider apartments in Rocky Pines South area of Rocky pines: Family Land Holders site Water and flooding concerns. Rocky Pines has lots of issues. Deer Crossings along the road Bear Crossings along the creek</p>
Site 6: Junction of Highway 97c	4	<p>Berry Picking Site Close By</p>	<p>Concerns of feasibility of servicing No bus service</p>



Potential Site	# of Responses	Share Why You Chose This Location	Other Feedback & Considerations
Other Areas	High Elevation Area	Explore high elevation opportunities Flat land as potential site	No development/construction on the mountain
	North West of Site 2	Centrally located Walkable Nice Green Space Convenience of Site is ideal Good Location	
	West of Site 4 and East of 97C		Family Land Holder states this is own property
	West of Site 4 & West of 97C	Avoids Animal Crossings	

#### Other comments regarding important site locations:

- Site 3 – 6 are valid
- Used to be a big bike park and baseball field
- Deer crossings
- Well site (X2)
  - There are well sites to consider when thinking of servicing and consider lack of water and water concerns
- Cattle guard
- Coutlee Plateau
- Concern of flooding from creek
- No houses along the highway
- Trailer Charlie's property
- Being close to the river brings a sense of home.
- Floodplain has expanded

#### Housing Experiences

- Strengths
  - I started renting in Shulus then moved to Rocky Pines. I rented to own
- Challenges
  - People are living in motels
  - There is a shortage of housing in Merritt. There was flooding in Merritt. There is a need for housing in town for the off-reserve community
  - People are scattered everywhere. Need to accommodate everyone
  - We need to accommodate people – especially Elders
  - People have suffered mental, sexual and physical abuse – they need care. Wait times to get into facilities (i.e., detox/supportive housing). People are dying of overdose. We need to hold them up

- Affordability is an issue – how are we going to feed our families
- How are we supposed to learn from our Elders if they are not here – keep them home
- We do not have enough space for all our family members. We do not have even closets. We need more room. Our house is old
- CMHC (in the past) provided so-called low-income housing. People didn't understand that it was rent geared to income housing and they should have said this from the start
- For families that split up, if one person has the home in their name, then they can't get another home
- Adults (30-40 years of age) have challenges owning a home
- How do we provide opportunities for youth to find a place to live?
- Issues regarding size of housing – Need for a mix of housing. Homes big enough for large families and small homes for smaller families
- People can't afford to renovate their homes, so the home deteriorates and can't leave an adequate home for future generations. We want to leave a renovated home for future generations
- We live in an old log home. We need to renovate
- We have had to send our people away to Ashcroft, Vernon etc.
- We need to accommodate people (i.e., Elders)
- Important considerations
- Great health care closes by
  - Important to look after our Elders
- Think about single men and women's housing needs.
- How are we going to maintain housing for our young on LNIB lands?
  - Need to think about building housing for future generations
- Consider business development opportunities as well
- Population is increasing
- Mix of housing is needed
- Water concerns: Where is the water going to come from?
  - There is not enough water. We have drought and flooding issues
- We have power outages. It would be helpful to have energy efficient homes when power goes out
- Water concerns - Do not move the water. Ensure that current members do not lose their water access and quality due to new housing
- Look after our Elders –Help them with yard work, kindling etc.
- We could create a Shulus cattle company for future needs
- We need to be self-sufficient
- Self-sustaining
  - Don't require gas
  - People have windmills
  - Energy efficient homes: Zero loss of heat. Air circulation. Solar. Wind turbines. We could get heat from the ground like we used to. Geothermal

- Rocket Stoves - Think about heat efficient homes
- There are places of the Shulus territories that we could use. What are the places that we used to use that we don't utilize anymore? We used to camp and dry trout
- Gathering space and home for Elders. A place for Elders to have tea and coffee
  - We used to have a place in town called Grammy's kitchen. Everybody used to go there from all 5 bands. Donuts and pies
- Gathering places are important
- Walkability
- Droughts and the flood plain have expanded
- The kids and youth disappear now. We need more gathering places. Recreational places. Cultural space for powwows. More facilities for youth. Boredom is our biggest enemy. We need to keep the kids and youth busy with their hands and eyes
- Outdoor spaces. We need to go back to the bush
- We grew up along the rivers. Fishing. We need access to rivers. Trails to the river
- We would like to pick our home. Construct and build our own home
- How do we get our youth and Elders to stay? We are losing them
- Youth need a place to hang out. My grandma would have stayed. How do we keep the youth home?
- Lots shouldn't be too close to a traffic area
- Improve walkability
- In the last three years, and due to COVID-19, nothing has been done. Need to take more action. No more talking. No more meetings
- Location, location, location
- Dam blocks the fish coming into the spring now. Mamit Lake - we used for fishing. Now, the dam blocks Mamit Lake
- Rocky Pines is out of the flood plain
- Not as many rabbits or chickens
- Bobcats and cougars coming around my house
- Deer are coming into town
- In the spring, the salmon comes in and we catch shiners
- At the fourplex – they are experiencing spirits
- Rocky Pines – Pump house
- Don't do a gravel pit outside Rocky Pines
- We need to work with the spirits
- Sacred land sites should be separate

## History

- "Douglas" took our lands
- They took our children
- They moved us up the hill farther away from the mouth of the river
- We lived in surrounding areas - outskirts
- People gave up their land titles and signed their land away. They didn't know what they were giving up

## History of Housing

- We were put in small houses with big families
- In the past, we had small little homes
- Some families had two story homes
- We used to have cabins with Saud roofing
- Before, we used to build our own homes. Then, the government told us that they could build homes for us. We lost the ability to build our own homes
  - We lost responsibility and sense of ownership. Now people are not able to fix things.
- Housing in the 60s
  - No bathroom
  - Two bedrooms with double beds
  - Outhouses
  - Plywood
  - Big heater
  - Couch
  - Basic kitchens
- 1.5 homes
  - In the 1970s, you would get a home and an addition
  - Designed for low income and people on welfare. Then, no one was paying rent and they stopped building homes
- We lived in the “cow camps”. There was no running water or electricity, but it was fun. We didn’t notice that it was “hard”. Then, my dad owned his own property and built a home from scrap lumber
- We used to have wood burning stove but had to get rid of it because of insurance costs.
- Rocky Pines should not have been built. It is on burial sites. It is sacred land. No one consulted Elders
- Move away from locating on burial sites
- Winter homes - round and had the floor sunk in
- Pit houses were geothermal. Eco efficient and heated from the ground
- We used to have log cabins near Mamit Lake, and we helped that hayers

## 6.2 Appendix B: Verbatim Community Survey Feedback

The following summarizes written comments from survey participants:

### Values, Traditions, and Customs

- People with dogs should have respect for those that are not fond of dogs. Unleashed dogs I am talking about
- Allow band landowners to build on their own lands, and not on band owned lots
- Help Bring families back to our community
- Values: Family friendly Traditions: Name the streets/ neighborhoods with signs saying, "Fawn Estates", "Bearclaw Crescent"

- By respecting our neighbour and our land this includes our yard, fence or boundaries
- New housing for members could reflect inclusivity, improve sense of belonging and reduce off reserve living for those that want to come home and improve overall sense of community
- By being the best. No duplexes. Beautiful traditional houses were used by our ancestors, therefore, beautiful modern houses should be built now, standing out, as the best
- Multi-generational housing might be a great way to keep families close, but still maintain some privacy. A suite for grandparents who provide day care is becoming the norm. Also, the parents and grandparents can spend more time-sharing knowledge and experience with family, especially grandchildren who are not exposed to traditional knowledge and practices
- It will help keep members on reserve and help keep traditional ways alive
- Be inclusive to all age groups. I feel our community focuses mostly on Elder or family's with children. Often, I don't feel there is enough inclusion of 19-30-year-old. Little to no options for us to build futures or grow
- Owners become more knowledgeable in the responsibility and costs of maintaining a home that they can be proud owners
- good health, happy family, safety, teaching our people
- we should provide for our families. we need to respect that they have challenges and help them instead of becoming the obstacle, our people need ground to stand on before they can get back up, why can't we provide that ground so that we can grow stronger together, instead of looking away we should step forward and help, its not our people belief to ignore, we helped our people up, do we as a people want to lose that or hold on tight
- Housing could create spaces within the house and property that aid in people carrying out traditional hunting and gathering practices. Kitchens could be better thought out for more space for preserving. Outside could be graded for gardening space. A lot of folks use hunting trucks or side by sides to get out into the traditional lands for hunting, better covered carports would be helpful
- The land should always be checked for graves. Smudge the grounds before building
- New housing needs to take a more proactive role and more involvement in day-to-day activities of the housing infrastructure. The present housing is just there for the job and don't seem to have respect for, or want to create a working relationship with present infrastructure
- Build affordable, sturdy and structurally sound buildings. Only qualified/certified contractors should be fulfilling all building contracts etc. Attention should be paid to hunting and gathering territories as well as spiritual sites. Care should be taken to ensure the surrounding environment is maintained or bettered after construction
- Can help relationships nourish between members, and also depending on the housing type teach members how to respect one another and their boundaries they place as neighbours/housemates/family. new housing will help people nourish themselves maybe by getting out of a toxic household/living situation, help people have their own space
- Well for one it would show that LNIB invests in their members
- Maybe traditional colors and designs
- Solar. low climate footprint. Built to last. Proper housing for our elders away from the alcohol and drugs at the 8 plex
- Having safe and affordable housing can help to build a sense of community and culture.
- water, renovations, all first ad, aliver in a house at has stars ring buzz that talks soft. have Wi-Fi soft old pipes

- We have Elders sleeping in lazy boy, on the couch and a double bed in a one bedroom apt at the double D... how is that helping with respect for the Elders and the Elders own self respect. I am a retired logger, with great grandchildren. I hold lots of knowledge
- Energy efficient environment friendly supplies, local contractors
- Build housing that allows for extended family to live in the home if required such as an in-law type suite for elderly members. Have great outdoor space such as a playground, a community garden. Have good lighting outdoors for safety. Allow the housing to be unique, built from log or as much wood as possible. Do not make the housing the typical cookie cutter reserve houses. Allow families to choose from multiple styles. Have a large kitchen and dining areas for family to gather and connect with each other every day
- Accessibility - first physically (ensure those with mobility issues are able to access the buildings) but also accessible to the poorest and most in need community members
- Gives people, a peace of mind having their own place
- By taking care of everyone with log houses
- We can have more members on reserve and therefore connected to LNIB, we can have created a wholesome community, and have members value their homes
- Having an entrance that represent family, respect traditions. A reminder we are entering a safe place
- There's a shortage of housing for membership my son has tried to get one for a few years now so doing this I would hope he gets one rather live-in town pay rent when could be paying for a house for him and his kids that's what I would like to see
- Housing for all community Safe Clean
- House for our young going to school and coming home to stay
- Multiple family dwellings. we live together as a unit. Build to suit needs
- Families that have been in the community for many years should be able to get housing first...too many non community members are getting houses...
- Housing is to provide shelter to Band members that r in need of such shelter
- Giving a place for people to call their own
- Creating opportunities for members to build their own homes, perhaps paying utility fees.
- More family houses not the scale chart
- Make sure they are affordable
- yéhełús - "kind" ?émit - "take care of, look after someone or something", babysit
- New housing can help our people live in our community. My children would be able to stay in community which in turn keeps you grounded and closer to the land. When you are in your own community it is easy to learn your traditions and customs
- By incorporating our historical/traditional architecture with the new housing design and consideration to the band member/tenant demographic, we can more accurately reflect our traditional values and customs
- Being able to be close with family, a better support system to be with friends and family
- Respect, Responsibility, Relationships These principles should be reflected in the new opportunity created for family members to move home. As I understand there is a need for more housing, rentals and home purchase. Myself, my mom and my daughter often think of moving home
- We need to celebrate the existing tenants who reflect the values you mentioned and hold them as an example to the community



- New housing can bring members back home. As we all know, it's important to be ground and rooted within your homelands
- It can help to ensure adequate housing for members and bring people back home
- New housing would definitely help keep our people within the community
- By creating more homes suitable for our members
- Encouraging community events and gatherings. Communal areas for food preparation and preservation. Medicine gardens
- To become a stronger community
- Yes
- Respecting band members and family get to move HOME Responsibility to the community to embrace other members and their housing goals. Relationships will strengthen with in community by bring the community together
- Be helpful with each other as in old days. The helpful covers it all. Please look and think about it/
- Energy sufficient, Large homes, Underground Cellars, Natural and local material/building supplies
- Have a more open space in housing for family gatherings. Have a gather outdoor space.... BBQ. And have a space for traditional sweat space
- My hope with having new housing is that bringing our people back home (myself included), will give more opportunities to our people to participate in traditional activities and learning. Currently our people who live off reserve don't get many of the opportunities that our on-reserve members receive when it comes to many traditional learnings as well as care and appreciation
- They should respect them

### Positive housing experiences

- None
- That bus goes right to Rocky Pines. Comm Garden is a big plus too yummy veggies
- It was good to see the variety of housing options in the new subdivision near the school. There appears to be homes to accommodate those with limited access needs
- I live off reserve and have never lived on IR so I don't have experiences that relate directly to me However, I will say matching accommodations to address the needs of families/individuals makes sense. For example, a single person requires a home equipped for one person
- Unfortunately, there is a housing shortage, so I had to buy my house off reserve
- When I first applied for housing a few years back I had a call within a year, that there was a single bedroom duplex available. However unfortunately it did not last
- Ability to assist/create a program to have owners participate in building their home
- good safe healthy housing
- Housing has been great getting my family into our unit this summer
- I'm not sure I'm seeing anything positive. My housing is brand new and maintenance is not being done and repairs are not being completed. Sorry
- the ability to do a house swap helped my family when I was younger, to move to a bigger, more suited house for our family
- None to this date
- When I was in desperate need of housing after applying, I was able to attain a residence

- Watching people start to take pride in their yards and houses. I have been in my house 30 years. and housing has been there when needed for repairs
- None. Would like to live in a little shack of my own
- Positive?? My experience like pulling a tooth out a chicken. I find that they pick who they want. I for one asked for the housing subsidy for 3 years finally I bought my own house
- Housing staff is always available and responds to emails and messages promptly. Really grateful for the recent duct cleaning
- Not applicable
- Unfortunately, I live off reserve, so I don't have any experience with this
- The places are nice
- None to express. Houses need to be houses not cardboard boxes
- I live on IR1 and I enjoy each day that I get to enjoy fresh air and beautiful sunshine
- The workers that help us from the band contact back asap. And they are friendly
- A home to come home to
- I did move to a better unit... but now I need to request a ground level
- There are many rentals
- To me is the handicap bathroom and ramp outside... I don't know positive that is as housing has let me know that the ramp cost a lot of money... what?
- Hey, my house renovated but it took forever like 20 years
- Housing was responsive to my maintenance needs as a renter and explained issues so that I may avoid them in the future. Housing worked with me to purchase my home.
- I have had an application in for over 5 years so no experience
- family houses
- I haven't had any experience
- Being close to family, who lived down the road.
- For a future experience to be close to my wife's and i's work at highland valley plus close to the kid's school.
- I don't have any yet
- Back in the day my company did all the electrical work on the subdivision in Rocky Pines. I made an effort to wire the houses to the specifications of the new homeowners if I knew in advance who was going to live there
- Back when I needed a roof over my head, I was given a home.
- I have a home on LNIB land, thankfully, I would like to be a homeowner, but the rent to own units I am eligible for are not suitable for me
- To be with ones own people is a blessing
- Being able to build my own home and not rely on the Band to build a low-income home.
- Some families have nice big houses Maintenance workers are ok
- I would love to live closer to family

## Housing Challenges

- Non-communication
- Cost
- They keep saying no land is available even when I wanted to pay for any and all infrastructure. It's been 20 years since I have been asking
- We have a large family; it was very difficult to find something that matched our needs, so we had to rent off reserve for a few years while our kids were in high school
- Finding housing on reserve is the biggest challenge
- Back in 2019 when I had my single bedroom duplex, I was working at Johnny's on the Rez at the time and faced Financial difficulties with lining paycheques to rent date as it was a few days late a couple times. However, I always went into the office to let the housing person at the time know I was going to be a couple days late. As a result, I got double charged rent for that month and this was going towards next month is what they told me. A little later on I had a guest staying from America and the housing person at the time wouldn't stop harassing me about my guest being around and wanted to add them to my housing contract or whatever. Even though I had told them over and over they are only visiting. I was late once more on my rent and all of a sudden, the housing person showed up to my work just to give me an eviction letter. As well as tell me they just came from my home and left one there to. So, I left and was forced to move to slave lake AB for a short time while I waited for my family to have room at their home. I feel that it was very much unacceptable how everything was handled
- Limited housing available, financing to build home
- paying the rent and utilities living in older housing that is not adequate for family and babies and children
- The long wait! 5 years to get into suitable housing
- Personal losses/hardships
- LNIB hasn't built any house big enough for the average families. There is not one, five-bedroom rental available for members.
- The amount of heat loss in the winter and only having electric heat causes outrageous monthly bills. They need to be insulated properly
- There were many people on the wait list for housing and when we finally got housing, we missed a few rent payments through lack of employment. Housing worked with us to keep our house
- waiting on the housing list favouritism. we off reserve
- Successful placement in a house is my challenge
- Getting help from the Band. Their excuse was they were reviewing the housing policy. For 3 years?
- Not enough big units available. All the large homes that would be suitable for my family are owned. all that's left are smaller multi family units on reserve
- Finding a place
- Intense mold. 2 ply windows extra cold in winter. Hard floors babies falling off beds. Paper thin walls. Cheap appliances breaking down annually
- Would like a larger lot for horses and cows NOTHING AVAILABE (even to purchase) large plots are designated for different families and lots not being used
- Limited choice
- Available housing

- Buying to own I'm in a rental now I've been here for 20 years and still don't own There's have been here for less and on their own houses
- Non available, would wait 10 years for a house I don't like apartments. They are great where there is a shortage of land
- Been on the wait list for years in finding a house
- lack of housing B) lack of work in the community
- I don't have a house so for me it'd be waiting lists
- If you don't have a family of 3 or more housing don't even, consider renting to you
- There's no land available for myself to build my own home that isn't owned by the Band. Too many run-down houses
- There is none available
- Big family and all the family size houses are taken. Family of 7 with 4 rooms and 1 bathroom is not ideal, nothing else available on reserve
- Not enough housing or places to build
- Finding a house that is big enough to fit my family has been difficult as well as being put on a priority list has been challenging because I've got a place to live but would rather live within my home community
- I can't find a house and the waiting list for the band is stupid been waiting for 5 years

### **Housing Challenges for Off-Reserve Members**

- Not knowing the events schedules and not getting involved with the community
- Can not develop housing on private lands. Some moratorium is being initiated from C&C to get home developed on private lands
- Not enough 5-bedroom houses. Few more disability houses
- Cost
- I feel on -reserve get a home/ rental first or know someone on council or work for the band and there is nothing available if you don't have kids or if you are not an elder
- Long wait lists, in the past, no response or correspondence from housing department on status of applications submitted
- There isn't enough housing available
- Acquiring land to build a home has always been the most challenging
- Find available housing or the means to build their own house
- Tax off reserve, along with cost of rent is way to high. And there's just nothing open or available on reserve, and if there's something open for sale it also cost way too much. In 2022 how things are currently going with housing, it will take a single person working minimum wage 27 years to save enough money ONLY for a down payment and Not the home
- No land available
- available housing, paying rent
- There are no available homes, and especially that can fit a family in them, a lot of the houses are old and were made cheap and easily fall apart and how can struggling parents show that their house when it might not be appropriate in the eyes of there social worker
- Availability!

- No houses available lots filled with NON-BAND MEMBERS. 6 up RPs
- Lack of housing availability
- There's nowhere for them to go! No available land to build on and no available housing.
- availability of a house suited for their needs
- There is not enough housing, and the sizes do not fit some average families. Transportation can be an issue for some as well. Omg! 35 questions for a survey
- How long they will be required to wait before it would be even a possibility. Seems like the going rate is you need to wait for a year then after that you need to nag on the daily before you get a house. If you don't make a stink, then you will be helped last is how it seems
- Low housing inventory. Lack of suitable size for families
- Distance from Urban Centre
- waiting on list
- Houses! Need more cabins for seniors.
- Urban Indians. No support, when off-reserve
- Not a lot available especially for large families
- Availability
- No/low availability. We are not always known to the community and housing, so it feels as though we are not a priority. But this is a double-edged knife, we don't live on reserve because there are no housing options for us most times
- Find available housing
- Don't move back unless LNIB builds log houses
- Housing suitable for larger families and single household
- Not enough housing available
- Nothing available
- The availability of houses-many can't afford to wait for a long list of people wanting houses
- Very hard
- Not enough places to find for the people
- Availability of homes to meet the needs of differing family sizes
- Nothing available
- Moving to Merritt. You need to rent a truck etc.
- How large the space of the available unit is (will my family and pets be able to live there comfortably given the space of the property?), is there a yard available to access. (A place to spend time with family outdoors, somewhere my pets can spend time without being disturbed), has the unit been renovated (updated utilities, floors, toilets, sinks, etc.), what is the quality of water use for bathing, etc.
- Lack of housing being built to fulfill the housing needed
- I have no idea who to connect with to find out information. I'd love to be a homeowner one day. I do not know how to make this happen. Between me and my mom we pay close to \$2000 a month in just rent
- Who do we connect with if we want to move home?
- Lack of housing and the bureaucracy that surrounds the land registry
- Availability, not enough home on reserve
- Lack of housing/ non band members taking up houses

- I hear there is a long waiting list, and it goes by points or something. For some people it may be hard to qualify for housing on LNIB
- Cost of owning a home. First-time homeowning
- Just are not enough houses to meet my family's needs
- No land to move on to so they can build a house. Too much hate and jealousy to the off-reserve members
- No housing available
- No available units
- No open houses
- Blended families who are registered and nonregistered members of the LNIB community as they get out on a lower need list for housing
- They don't help the band members off reserve

### Impacts of Current Housing on Life Plans

- For others I know. Not for myself
- Everything
- I want to see our community grow in a positive way
- Costs
- I'll be dead before anything comes available.
- For my family and housing needs, we are needing a wrap, our home has outdated plumbing, electrical and size concerns
- Availability, wait lists, everyone deserves a home, and a beautiful one at that.
- None, I own a home off IR
- Housing availability, wait lists, housing quality
- Big Impact. I've been moving around for the last 5 years trying to find a place I can call home and start making my own roots. I have a big passion for farming gardening and animals as well as hunting. However due to housing issues My growth has been stopped because the people I stay with do not care for the same way of life. So out of respect for them I don't garden much usually just planted box or two and have no where nor permission for sufficient chickens or progress to goat's, horse, cows etc., And no place to work on wild game. In other words, no place to practice our culture
- Nil
- older housing, quality, too small
- Housing conditions. Everything is old and has not been kept up to standard.
- I have a house
- None at the moment
- All above mentioned. Also, big concerns about the current state of infrastructure
- housing quality, housing appropriateness
- Wait list, and sizes
- Just large amount of money everyone is required to pay for electricity
- None. we own our house
- Housing quality and appropriateness



- Hoping to get a larger unit with more bedrooms and another washroom. 7 of us with 4 bedrooms and 1 bathroom is difficult/overcrowded. Also having no where to store tools and stuff leaves us open to theft and or damage from weather. No fencing so stray and loose dogs/cats make a mess pooping, tearing up garbage and dragging it across the rez. Also, would like to upgrade the unit in some ways (building fence, root cellar, clothesline etc.) but unsure of a timeline on a larger unit. Problematic neighbors
- Not sure
- Waiting for housing to be available
- Waiting list
- Turn this cardboard box of a house into a comfy living home
- Housing list is too long. I want to own a home. Not rent
- Availability of land to build own house
- Housing issue is a big deal... my partner lost his home due to lack of communication or mis information
- For low-income families, most of their SA goes to rent and expenses.... leaving little for food, heat,
- Past all that
- I was on the list for owning my own house but never got one
- Housing quality, I am having difficulty getting insurance for my home
- Wait lists, I am currently living in trailer on the rez.
- arrears
- Wait list. Land issues
- Housing quality is outdated, and the waitlists are too long.
- Been on the wait list for years. Hard to find 3/4-bedroom house that allows large dogs.
- I have lived in my home in Vancouver for over 10 years now. 8 plan to stay here until 8 can be paying my own mortgage
- Waitlists will automatically rule out my return
- None at this time
- Waitlists for sure
- I would like to be a homeowner, but I am single and don't have kids. I would only be eligible for a 1-bedroom unit and that does not work with my future plans of wanting a family
- Been trying to buy land from Certificate of Possession owner but no luck. Wish to own my own space to have a home on reserve
- Not low-quality housing, people can afford to build a home on land if it's available. Make land available and then look at a new subdivision if needed
- Waitlists
- Not enough rooms or bathrooms in our current unit. Have been waiting for a bigger unit for years. My daughter doesn't have a room or any room for any of her stuff at our house
- Waitlist. non band members
- Trying to decide to stay in the Nicola valley has been brought up in family household as the types of housing available isn't much. Waitlists are long as well as availability of the house size my family would need there isn't many options
- Waiting lists availability of housing

### Amenities of New Housing

- yes, all the above
- Houses built on private lands would be best. As it adheres to family and cultural values. Not all families are equal
- in front and back yard accessible by vehicle
- Gardens, area for each house to have secured garbage from bears
- A lot where a person could grow their own vegetables or raise a few chickens. Bus transportation to and from town
- Personal outdoor space that is fenced for privacy and protection is important for sense of security and food gardening needs, and family gatherings
- Fireplaces, to cut down cost of BC hydro
- These amenities will be different for each family or individual. The maintenance of the home and yard seem to be challenging for many families
- I believe there should be spaces available for each individual preferences
- Yard space for gardens and animals or kids if applicable. Open concept would be long term beneficial in my opinion, as well
- Garden space communal meals, storage
- garden space storage space
- kitchen has to be designed for multiple people use, for potluck, storage for families, garden to provide for that family, back yard for the kids, animals, potlucks and fire.
- Outdoor gardening space, storage
- Outdoor space
- Outdoor space
- ?? I guess that would depend on what you're building. Single homes would want a yard. Apartments might want something more communal. Not a clear question.
- definitely person outdoor space (yards), and kitchen dining areas, good quality home amenities, lots of room/space for bigger families
- Yes, garden space, easy access, bigger units for big families
- Community gardens would be a great way to bring people together and a space to grow food amongst Communities. Parks are always a great thing to see in Communities!
- Laundry. kitchen and dining for family functions. A full time cook for elders disabled meal program daily or 4 days a week
- For apartments, having security/key scanners to enter building
- Fully fenced off back yard for peace and privacy with landscaping and garden area
- e.g., all of the above
- Root cellar, energy efficient appliances, solar panels, outdoor storage. Ways to minimize energy consumption (weather stripping, insulate hot water tanks and furnace, selection of windows etc.) fencing
- Great fenced outdoor space, gardens, chicken coop. Big kitchen and dining areas
- Yard space for children, community centre
- Garden space, sitting area outside
- Stainless steel appliances and triple ply windows. Treat all like kings and queens!

- All the above is needed
- Garden space, family gathering place, water feature for grounding and cleansing. Sweat area
- Green space. seniors ... disability
- Larger community gathering places
- Bigger kitchen and dining bigger than the Rocky pine centre it can't hold everyone for a dinner
- Outdoor space
- Big enough space for all members to gather
- personal outdoor space for gardens
- Outdoor space and fencing
- -in suite washer dryer - dishwasher - ridge
- Solar panels to help reduce living costs. Personal gardens or a big community in the middle.
- Community space
- A communal tool shed would be quite important. Many time upkeep of the properties is not performed because of a lack of tools
- Kitchen dining areas for communal meals, laundry
- Personal outdoor space for gardens would be nice
- Personal outdoor space is important, somewhere to gather, have fires, BBQs, garden, and dry fish etc.
- Garden space. Space for backyard animals like chickens and bees. Space to carry out cultural practices like fish processing and hide tanning. Community area/ courtyard
- Garden is a big one and space for a dog
- Gardens, room for pets, room for chickens, enough room so children or grandchildren can build a home on the land also
- Energy efficient/off grid appliances and systems (power/heat) Outside storage Invasive species management Fencing/Containment/Control for dogs and cats
- Yard, laundry dryer, kitchen. Backyard
- Playgrounds, sizable yards and attached decks, covered garages or secure parking spaces.
- Yards

### **Important Features of New Housing**

- Homes should be built for east light best light
- On private family properties
- Easy access for emergency vehicles and fire trucks. Nice walkway between all new housing sites.
- Highway access, band office access
- Proper access to highways and bus stops fire hydrants
- Not everyone has access to a vehicle, or any personal transportation means, so something that supports accessibility would be important. Also, walking and biking lanes or access would be important and beneficial as well, in terms of physical, mental and financial needs
- Highway access
- Again, this need will vary family to family. Some will prefer private space away from more dense areas, but families with children will need to be close to bus pick up locations. The housing project will cater to the targeted group

- To me having my own place/property is all that should be needed. However, with apartments and triplexes, there should be laundry services available if not available in the apartments
- Easy access is always welcome and nice and close to jobs would be good. As well as some more rural housing for those who like being off in their own space
- Enough land for septic, highway, hydro access, flood plain,
- access to shopping, medical, schools
- its acceptable for family to come, wheelchairs might also come to
- Access to services especially the bus route
- Yes
- Create more housing; the features are not important/irrelevant at this time
- All of the above. More stuff for kids like parks/playgrounds etc.
- access to public transportation and highways, close to community facilities, closer to town
- Easy access for those with no transportation
- Accessibility for emergency vehicles utilities in the area walkable is a great idea as well preferred not a dirt road
- Close access to highway. Walking around with family is a must so accessible. More than one way to safety in case of fire etc.
- Walkable and easy access to community facilities. Close to Urban Centre (Merritt)
- Bus
- Water, plumbing, electricity. Streetlights. Bus stop. Fix the bridge in rocky pines. How many units can fit
- Durability Energy efficient, reduce energy bills
- Access to highway
- Accessibility to public transportation; safety - speed bump and speed limits that are monitored
- Access to parks, walking paths
- Anything from near town or isolated
- Yes, to all
- Safe walking, fenced yards for animals
- 

### **Types of Housing – Supportive Housing**

- Persons living with disability
- Seniors or tiny, or single wide manufactured home
- For seniors without local family support, those with disabilities
- Seniors and people living with disabilities have very few housing options. Typically, the units that do become available are in the 8 plex and 4plex units which are not easily accessible
- A senior's complex neighboring a daycare would benefit both age groups. Supportive housing will create jobs while taking care of the most vulnerable
- I think all should be developed so we can accommodate any members
- Sr housing and people living with disabilities
- seniors and people with disabilities
- housing for elders and caretaker/family, accessibility for those elders, ramp, washroom, braille, if multiple housing floors elevator

- Elders
- We have disability house but none disability people are living in them and one is not a band member
- Seniors, addictions/post treatment
- Seniors housing
- Both seniors housing and people living w disabilities. supportive housing would give them everything they need, and hopefully a small community of people to assist them/befriend them
- It would be nice to have a senior's unit
- Not all native housing is wheelchair accessible and useful for people with disabilities. Senior housing would be great if they had people to manage the property for when they have issues there would always be someone close by
- Both should be accommodated. Right now, elders are at 8plex if they need housing. Drug users and alcohol there. Scary for a woman elder staying there. People knocking at her door at 3am... drunk people yelling around at all hours. Drug use
- Seniors housing
- walk in closet walk in freezer panthers spice racks. Yes, they need it so save on fruit, vegs
- Seniors and one level housing
- Water is important (most). Like this year, since it was hot for a long time.
- Senior/assisted living
- Assisted living apartments for those Elders that want to stay in community but have no family able or willing to help them stay at home
- Seniors and people with disabilities
- All the above
- Seniors and disability housing
- Elders home
- Srs.
- Senior retirement, especially with disability, people who are unable to look after themselves
- All of above
- Seniors complex
- Accessible housing for people with disabilities
- Seniors and treatment type housing
- Seniors or people with disabilities. One level homes
- Assisted living option: a nurse or family member living with disabled person
- Senior homes
- Seniors and folks with mobility issues, and also homes where people can have the option of doing dialysis at night in their own home. This will give them quality of life back, so they don't have to spend 3 days per week at a hospital for dialysis
- I cannot address this directly as a survey will be needed to indicate demand
- Senior housing and those living with disabilities
- Seniors, our elders shouldn't have to leave their homes to go to an old folk's home that is off reserve
- Senior facility, multifamily complex, complex for people with disabilities with support on site.
- Elder housing. People living with physical and mental disabilities

- Two-to-three-bedroom homes or mobile homes
- Youth and young adult
- Senior housing and person with disabilities
- Elders accessible homes
- Should make more wheelchair and elderly friendly homes

### Potential Site Locations

#### Site 5

- Easy access to community center
- Would prefer that land be purchased for new housing...this area looks to have land or septic's, but water may be an issue
- looks good
- lots of available area
- It's close to the recently built community centre
- Site 5...looks like the other sites may be individually owned parcels of land?
- It's a large open area. With the community center right there. Would make sense to begin growth there.
- The Shulus water system has 2 pumps and one of which runs 24 hours a day in the summer. Makes more sense to make an addition to the rocky pines system so it's less of a burden on the water system.
- I like the location and currently live-in rocky pines.
- It's close to other neighbours, not too isolated
- It would be a better use of scarce resources
- Room for expansion for more homes
- Nice location, out of the way, not too close to the racetrack, can go for walks and pick sage.
- Closer to existing community. Further from the highways
- It's a great area

#### Site 6

- These locations seem like good locations that might meet infrastructure and location desirability needs
- First, I think locating a good water supply is key in choosing a location. Will this project require septic systems, or will there be sewage plant installed? This area is close to the paved highway, accessible to power lines for installation, bus route, will not disturb current residents with the increase of traffic when the homes are populated.
- Close to town
- It's away from the busy areas. Quiet
- It'll be a nice away from other houses as well closer to my work
- A bit off of main highway
- Sites 1, 2 and 6 have a nice layout to land and isn't overcrowded by other existing housing so properties could have nicer layouts. Also, these plots won't be bothered by other noises during construction or bothered by noises such as near the racetrack once construction is finished.



### Site 3

- Easy access for all vehicles to reach houses
- Central location away from the highway and close to school, health centre and fire hall
- Not crowded
- Biggest site, away from flood zone
- It's already places in Schiller so there by other people
- Not on a flood plain
- seem to look best
- because less dense housing there

### Site 4

- It's close to band school, bus stops, health centre etc. but still gets some privacy
- Close to school, and within walking distance to health centre and arena.
- Central to school and not too close to highway
- 2 & 4, it would be nice new location

### Site 2

- Close to highway 8, store, band office, health center
- Close access to store
- Site 2. Site 6
- Near to other community buildings
- its closer to all the Band's offices and other buildings. Also close to the highway
- Close to bus access and to Johnny's
- Close to the highway

### Site 1

- Close to the hwy.
- Closest to Merritt
- It is closer to public transportation options
- People need housing

### Site Other Site Locations

- Private lands as policies are changing and that would get bands away from social housing and family housing could benefit on private lands
- I like your locations
- Access to LNIB Offices, school, hall, gasoline
- This part of rocky Pines that butts up against lower Nicola land. Good land for lots to be big enough for an acre lot for garden and small farm
- Also, proximity to band school to support families
- oops, disregard the selection. The selected locations are a good start. However, I am more interested in the status of proposed off reserve projects
- Again, close to school and other services
- some locations I have no idea where they are. it is hard to answer questions as I did not know of these specified areas
- Close to town
- Any area owned by Band as a whole, not individually owned parcels of land
- This section did not work for me, but I also think you could easily expand the Shulus areas as well

- Adjacent to rocky pines subdivision and another site near racetracks. there are already subdivisions near those ones, close to amenities
- It would be nice for LNIB to issue TLH their Certificate of Possession land to be able to build privately
- Rocky pines water system can supply more units but shulus in the summer is already running at maximum capacity
- More available land and close to band office etc.
- Behind Johnny's on the Rez and south of Rocky Pines
- Good location
- Location
- NA
- Nice scenery
- Like to have my own land
- Away from the hustle and bustle
- Depends... location... family, singles should not be together
- Closer to other existing community
- ?
- North of racetrack, proximity to school
- 2&4
- Expand on the reserve that is there
- Possibly by the racetrack
- It's close to the highway, and easily accessible
- Still away from other houses as well still close to the highway leading to Logan lake and close to the kid's school.
- I live in Vancouver it's hard for me to know the landscape well
- In order to create a viable community, you need density, accessibility and a prudent use of scarce resources.
- Close to the band school, which may be favourable to members
- Higher elevation from both rivers
- Beautiful view and close to water
- Another spot off of main highway
- More land for individual housing - members can afford it - not all members need to rent
- Close to school
- Any of the locations would work get it done

### Reasons Why LNIB Members Would or Would not Return to Nicola Mameet IR1

- I already own a couple homes and I use those homes as secondary income. Plus investing at my late age is ridiculous. But would build on own property but my lands are stuck in limbo
- Undecided
- Again, depends on whether our community can progress and grow.
- The band will never build log houses. Canada will remain dominant over our people and we will always be poor poverty. Always and it will never change
- LNIB is home and where family is

### Off-Reserve Member Interest in Moving to Nicola Mameet IR1 (If Housing was Available)

- Costs
- Trying for an acre for many years. I would even pay for an acre. I am going to retire soon
- If it's God's will
- Moving into retirement may change my needs, so I cannot comment on this question at this time
- I would love to live on my home reserve to hopefully make it better like west bank
- unsure of my life plans
- Because, it would be nice to see if LNIB will reratify the Land Code to meet the LNIB Members needs. The land code does not work for the membership, it works against them. I wonder how many LNIB Members are aware of how it is set up?
- It would depend on finding employment within the area. If the housing fit my needs and was a decent price it would be considered
- Have a house on other reserve
- I would love to be able to be immersed in my culture and attend events, learn language but being unable to access housing makes it hard when I have to live in another city
- It is my band
- Would like a plot of land to be able to have cattle and horses
- It depends on if the UNIB kicks me out of Quilchena because we are not members....when my husband passes on
- More to offer for my child in another town and who is not a LNIB member
- New house. I would prefer my children move into the newer homes
- We are desperately needing a house that's affordable and being close to family to help with the children
- I'm getting older. I would love to move home. I have been in Vancouver working and going to school. I'd love to learn my language
- When I last lived there the politics were so petty and vicious. I hope that has changed
- After my education, I would like to live and work in the community to reciprocate the band putting me through post-secondary
- Been trying for years to get a home on reserve lands
- I still live at home and would like to have my own place
- Want to move family on reserve
- I'd love to live closer to family and to be able to access healthcare from our community health department as I have complex health needs
- Stay on the reserve to get the help my family would need since they don't help the ones off reserve

### Main Reasons Why Off-Reserve Members Have Not Been Able to Move to Nicola Mameet IR1

- Costs
- Housing availability (14 responses)
- I would like to see the TLH, have a Certificate of Possession for their land to personally build homes.
- Job opportunities
- choose to go to a university and don't want to spend any more money to upgrade again.

- I'm ok where I am at Rocky Pines
- So far, it's been because my school and work are in Vancouver, as well as my mom and granddaughter
- housing availability, opportunities, politics
- Still a student off-reserve
- No houses to move into. Because its just me and my granddaughter
- It's not a housing shortage, it's a land issue, people can build their own houses if given the opportunity. Do a survey on that

### Additional Community Feedback & Considerations

- Why are residents being trashy the res looks awful
- I get no response from housing on trying to get a FN Market Housing but I'm at a stalemate as my family lands are not able to build on it as incompetent lands and housing can't address estates from 1982 & 1954/1955
- Am satisfied
- Duplexes are not ideal. Neighbors could be neighborly.
- I was told to ask band members to see if they held a Certificate of Possession and wanted to sell me an acre. I have not had any success. I would like a large lot so I can grow a garden have a hobby etc. Is there any land available? I was told " no"
- Fenced yards can improve personal sense of responsibility for yard cleanliness, sense of safety and security and protection. Which doubles for enabling food security opportunities and personal gardens
- Duplexes are not ideal. Single unit housing is better, with garages
- No (5 responses)
- Yes, to quit doing surveys and meetings and build houses to bring our member's home
- sooner the better so the youngsters can grow up in our community and so homeless can live in our community and the elders can come back home and everyone can come back home
- Not at this time (2 responses)
- There has been no elders RRAPS that I am aware of, my dad is 72 and mother is getting up there too. It would be nice to see the repairs and wraps that were done 10 years ago
- Elder complex or home is needed
- I think LNIB should look into purchasing and developing housing within or surrounding Merritt. Similar to the Indigenous Nations in Vancouver (however that is on a much larger scale). This would create new reserve lands closer to an urban centre which allows for easier access to amenities, employment opportunities, and lowers travel requirements.
- I like to see walk in close, bathroom, in each bedrooms, and shed storage
- Large single family energy efficient homes
- No stairs accessible.
- Log house stainless steel appliances triple ply windows fence grass pave driveway wood stove solar panels fibre optics thicker drywall better insulation
- I am wanting a home on our homelands
- Would really like to be able to have/purchase a parcel of land to build my own home with room for cattle and horses

- Make housing for young adults...many of them live with parents or families.... we need to see them taking responsibility of their living situations
- Reno's could be better
- Make enough home so people can actually own their houses I've been here for 20 years and still don't own my house because it's deemed rental
- I would like to see housing for growing families with the option to create suites/carriage houses/small homes on the lot for aging relatives
- Need more houses and quicker repairs to our current ones
- Well build home so that it doesn't fall apart and cause more problems with repairing
- As a former property developer for the Metis Nation of Alberta, do not get railroaded by self serving engineering firms or architects. Keep a close eye on the people who award contracts...I've seen millions disappear
- I think traditionally designed homes would be nice. Smaller homes designed like pit homes would be amazing.
- This would be a huge thing for some bandmembers to own their own home on band lands
- Band is greedy with the land, free up some land and let members build their own homes. For the ones that don't want to or unable to, then look at low-income subdivision with better house materials.
- Apartments for young people. I also have a dog.
- Beautification, develop walking/biking/4x4 paths Fix bridge/backroad from rocky pines to shulus
- I think there should be ideas for more than one of those subdivisions, I think 2 or 3 of the ones listed should be discussed and built on. LNIB has one of the highest membership and not even a fraction of housing available for them
- Get more housing for the band members

### Additional Community Questions

- Not at this time (2 responses)
- No (12 response)
- When will TLH be able to receive their Certificate of Possession land?
- Is LNIB looking into purchasing land within or closer to Merritt for housing?
- I hope this isn't going to sit on the shelf, collecting dust when do we hear the results
- When you be breaking ground on larger single-family energy/self sufficient home
- I would like single home
- Why is my house not a home? With appliances running down cold air pushing through my house mold growing ever cupboards falling off same with closet doors. No house is strong structural, so that doesn't provide no comfort for anyone who works 14 hours a day and goes home to discomfort. Log houses. Treat our people like royalty. Other than that, it's poor poverty for every day that exists.
- How do I apply to own a home?
- Is that a possibility?
- Yes.... post the waiting lists
- Will I ever own my half duplex as it's deemed a rental, I've been here for over 20 years?
- How is LNIB addressing the housing crisis? What are its future plans for housing, and what will be done to the houses that are still standing?

- When are you planning on making the subdivision?
- Who is the person to connect with for my questions around moving home?
- I've been away for the past 30 years. It would be nice if a presentation were created to show the changes that were made in that time frame
- Unsure
- Thank you for all that you do for LNIB membership
- Are there bylaws about trashy people?
- Why isn't housing doing mass housing renovations of \$85k per house like the many other reserves are doing?
- We need housing for students going to colleges or universities. Buy big house rent room to student so it can make it easier on student living outta town or away from community
- Ha! I asked this question already...no one seems to know the answer. Is there any land available? I am willing to pay for a plot of land. Can the band sell me an acre?
- Do you plan to make any housing that is under 100,000?
- How long before our housing list is depleted?

### Engagement Feedback

WHAT PARTICIPANTS SAID ABOUT WHAT THEY LIKED ABOUT PROVIDING FEEDBACK THROUGH AN ONLINE SURVEY:

- Get involved so I know someone is doing something about housing.
- To long and not addressing the angled process that other departments are deflating vast potentials
- Being open about where housing should be. And asking what kind of houses are needed is a big plus too.
- Quick, online
- I hope someone really looks at this and honestly does something about the housing shortage or makes land available for band members
- Liked the convenience of doing it when I have time
- Great
- Mobile can do it anytime
- can answer as I go along
- Easy
- There is opportunity to provide actual feedback
- It's very vague
- asked lots of questions so I could cover lots of points
- None of it, there are too many questions. A lot of members are not tech savvy. Some people might have a difficult time to stay focused
- At least some of the issues and opinions can be heard
- Easier than having to worry about getting form back to you
- I liked that we could type full answers to each question rather than a scale to grade choices.
- Good
- The questions asked were very relevant



- Was good. I am not able to attend meetings but still get to offer input
- A good idea
- Great able to express freely but not step on any toes
- Easy enough and quick
- Good
- None
- Hopefully I will be heard
- It was easy to use
- Can do anytime
- asking for details answers
- It's easy
- Given opportunity to be detailed
- Being able to give my feedback without having to rush to make it before the office hours are done for the day
- It's accessible to more people
- It is clear and concise...great
- Great idea
- The 1st question of the survey almost discouraged me from starting the survey I didn't really understand the question
- Availability for us to write our own answers (i.e., Not just multiple choice). Accessible for off-reserve members
- Getting to voice my concerns
- At least someone is asking, but not make it about subdivisions, make it about what members want.
- Anonymous
- Convenient
- It was open to what needs I would like and suggestion I have.
- Finally, being heard

#### WHAT PARTICIPANTS SAID ABOUT HOW TO MAKE THIS ACTIVITY BETTER:

- When I get an idea, I will let you know. Whoever fills out survey should get a \$50 save on foods gift card
- Don't bore it s with long drawn-out surveys and get results that matters to families
- No good work on it
- Not sure (2 responses)
- Can't think of anything. Thank you 😊
- No (10 responses)
- maybe a help phone number
- More community engagement in order to develop more strategic, on point questioning
- anonymity
- Yes, keep it short and simple...

- Maybe a paper copy to the survey?
- It would be great to have virtual meetings to learn more especially for those that do not live on reserve or on Merritt.
- Probably but I can't think of anything specific
- More community inputs
- Yes, demand 1000X more from government of Canada and take what's ours
- No...it was very informative and straight forward
- Round table discussions
- don't make the survey so long, it's almost too long
- No, you guys/gals did a wonderful job on making the survey
- By having more engagements like this...more feedback equals greater granularity
- Make it happen
- Seems good so far

#### WHAT PARTICIPANTS SAID ABOUT HOW THEY WOULD LIKE TO SHARE YOUR IDEAS AND KNOWLEDGE IN THE FUTURE:

- Same way. survey to each household
- Don't have time to share as I work 60 hours plus a week
- Over a cup of timmies or donut
- Meet with council. Up-date me on the housing rules and regulations. Tell me why I can't buy a lot from my band
- This process works for me.
- This is the best so far
- as long as we get our ideas back on how we think
- Same way
- Meeting(s) (3 responses)
- Email (3 responses)
- Engagement
- housing info session on future housing projects and to take feedback on current and future housing projects
- The same way
- This works finds maybe an idea drop box
- Solar panels for private homes
- It would be great to be able to attend virtual meetings/presentations
- In person and online are both good
- This works
- Same as here
- Don't want to because nothing will change
- More knowledge in housing
- Surveys are good
- Sure

- Electronically
- sure, when I think of something or would like to share
- I think having more surveys like this would be nice!
- Over another online survey or by email
- This is fine
- In a similar fashion or email me directly
- Same way works
- Yes (2 responses)
- Na

### **6.3 Appendix C: “A Place to Call Home” Community Gathering - Written Documentation of Community Feedback & Photographic Images**

During the Community Gathering, feedback was collected through written comments on post-it notes that were placed on display boards and maps and written content was collected from feedback forms. Team members also wrote verbal comments down and behalf of members. The following summarizes the information captured during the open house.

#### **Values, Traditions, & Customs**

- Protect the water
- Fuel Management
- Respect the trees to shelter us for the future
- Water is a concern. H2O is yellow.
- Respect the land around your home
- Zero Landscape
- Energy efficient
- Sustainability: Best use of H2O/Heating
- Housing for all dynamics of families
- Renovations to homes
- Build for the future
  - Septic or Sewer?
  - Solar or hydro?
- Create housing for generations to come
- Adapt to Enviro risks: Fire and weather
- Let people live off reserve – They took opportunities
- Lack of services
- Welcoming People into community alongside Elders
- Gathering information from the Elders
  - Honorariums for Elders – Respect

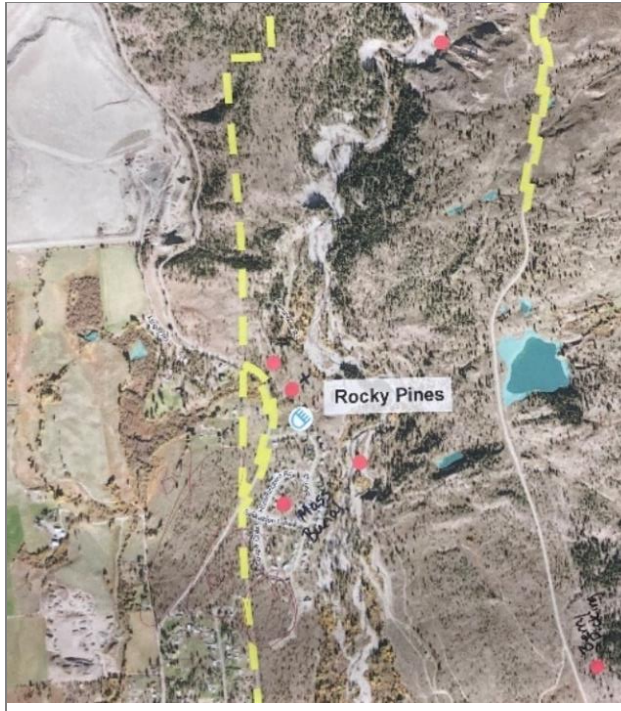
### Areas of Importance



- Shulus Hall: Concerned about land being Certificate of Possession'd
- Reservoir – Suggestion for an area for Housing Subdivision
- Beaver Dam & Hot Spring
- Unclear ground spring
- No Cattle Fencing
- Band “Momdans” Lands



- (2) Complete an Addition To Reserve on District Lot 131 and build in that Area
- Move Central
- Need a Youth Centre
- Future Site Winter House
- Burial Site
- Post-It Note Feedback: “Hard to do with so many toes to step on”



- Mass Burial
- Winter Home Sweat House

### Types of Housing

HOUSING TYPE	HOUSING NEED: # of Participant's Responses
Single-detached homes	5
Duplexes/semi-detached	6
Rowhousing/townhomes	3
Triplexes/fourplexes	1
Apartments	3
Smaller 1-2-bedroom homes	2
Tiny homes	4
Accessible homes	6
Larger 3-4+ bedroom homes	6
Secondary suites (e.g., basement/garage suites)	1
Manufactured/mobile homes	2
Short-term emergency housing options	6
Supportive housing	4
Other? (please specify)	4 (Elders Housing & Youth Housing)



### Potential Site Locations

Potential Site	# of Responses	Share Why You Chose This Location	Other Feedback & Considerations
Site 1: Near Economic Development Building – Certificate of Possession Lot (East)	2	N/A	1 & 2 are too close to town Agricultural land shouldn't be used for any development We shouldn't use ranch land for housing
Site 2: Behind Johnny's on the Res	1	N/A	1 & 2 are too close to town Agricultural land shouldn't be used for any development
Site 3: North of Existing Racetrack	5	Seems like move land here	Well site located west of Site 3
Site 4: North of Existing Racetrack	6	Would look nice! Housing close to the school which is good for young families Elders pick berries north of Site 4 (and west of Site 5) There is a septic field south of Site 4.	
Site 5: Adjacent to Rocky Pines Subdivision – South of Community Centre	2	Housing would have a view Elders pick berries at a site west of Site 5 (and north of Site 4)	What are the chances of future floods? Water and sewer need to be considered Research on Guichon Creek: What are the chances of future floods?
Site 6: Junction of Highway 97c	5	Most accessible for people Good berries here I like site 6 but the highway is unsafe. Better access.	Concern of road being updated
Other	3	N/A	At a northern site on Nicola Mameet IR1, there is a "Sage Reserve" At a west location of the site map, there is a "holding pond for industrial area" One respondent stated there would like "15 -20 houses", west of Site 1. Reservoir?

## Housing Experiences

- Basic Services Met
- Pride starting to be ownous(?) on tenants
- Now, I am purchasing a home and am very happy to get a home on our reserve ☺ XXXX has been very helpful when the banks process has been frustrating with a new bank rep doing the sale.
- Require Maintenance for Cosmetic Doors
- Getting outdated
- Require better energy saving in doors and windows
- Long wait for repairs
- Outstanding Maintenance
- Upgrades for energy efficiency starting
- Stairs outside and inside. Floors need plumbing, dry walls. My grand mom's house.
- The whole community needs renos because of old homes. People can't afford to pay renos, plumbers, etc. Everything has gone up.
- Back in approx. 2017, I applied for rental housing and received a call back in 2019. I understand the waitlists are long though but follow-up on that would have been appreciated.
- Long .... 30 years - started at one duplex in Shulus then to Rocky Pines ...into 2 houses... three children ...finished paying up my home. What a relief ... no more payment...I can say it was tough go at the beginning as a young parent, but I was successful... now it's time to upkeep my home, renew stuff to feel like I (have) a home.
- I had flooding in my home and sewage got backed up then I had black mold. My landlord didn't go to red cross. I stayed with my friend and (at) grandma's. My landlord sold the place. I can't find a place that's affordable. I'd rather be in Town (Merritt) because I don't have a car and need to work in Merritt
- I believe all members need their own home to own.... how can we make that happen as it happened for me?

## Important Considerations

- Can we build single detached homes? We need affordable housing.
- Ground level homes
- Family housing/groupings – For example, grandparents live close to/live next doors to their grandkids
- Parking
- One-layer homes with proper driveways
- We had flooding. We need emergency housing
- Flooding concern on Nicola Mameet IR1
- Flood or fire would separate Rocky Pines from Shulus and 8 Springs
- Interface fire prevention opportunities
- Some housing not built to code
- Community events i.e., movie night
- Consider solar panels & wind trees
- No gas
- Rock gardens with pond and water features



- Highway noisy
- Site 1,2 & 5 Not by the highway
- Not too close together – housing wise
- Families are spread out (i.e., space between homes)
- Space between homes please
- Residents need to know their boundaries
- Space around housing for gardens and outdoor space
- Landscaping
- Personal shrubs instead of fences
- Accessibility (i.e., small kids to Elders)
- Railings in homes and to be able to get out of bathtubs
- Business development
- Convenient store in a rural area – Economic development
- Convenience Store in developed area (Site 5)

#### **About the Session:**

Two comment forms were submitted by participants at the Open House. There responses are as follows:

IS THERE ANYTHING WE MISSED? IS THERE ANYTHING ELSE THAT SHOULD BE CONSIDERED AS WE MOVE FORWARD IN THE DEVELOPMENT OF NICOLA MAMEET IR1 SUBDIVISION FEASIBILITY STUDY?

- We should not use agricultural land for housing
- All respondents checked “satisfied” - apart from “opportunity to hear other’s input”: “Somewhat satisfied” (1 respondent)

WHAT WORKED FOR YOU ABOUT THE OPEN HOUSE SESSION FORMAT AND ACTIVITIES TODAY?

- Date & Time and the location and can also extend to Rocky Pines community center also for others to attend
- Good discussions

IS THERE ANYTHING ELSE THAT WE COULD DO TO MAKE THIS ACTIVITY BETTER?

- It is a challenge to get people to attend. The workers and staff did great.

HOW DID YOU HEAR ABOUT THE SESSION?

- Facebook, Email, Word of Mouth, Newsletter

HOW WOULD YOU LIKE TO SHARE YOUR IDEAS AND KNOWLEDGE IN THE FUTURE WITH US?

- Through sessions like this in the community
- Meetings
- Online