Ditidaht First Nation
Community Meetings on the Housing Policy
August 17 to 20, 2026

Summary Report

Introduction

Ditidaht First Nation (Ditidaht) is updating its housing policy to improve the delivery and management of its rental and homeownership programs. Turtle Island Associates has been retained to help update the existing 2005/06 Ditidaht housing policy. As part of this process, Council prioritized community engagement so that participants have the opportunity to learn about housing in Ditidaht and to provide input toward developing a policy that reflects community values and protects both people and properties.

Five meetings took place from August 17 to 20. The first was a general meeting that included a presentation on housing in Ditidaht and outlined five key housing challenges for which participants were asked to provide their feedback and opinions on how to proceed. There were also a dedicated Elders meeting and three informal meetings that were open to all.

Member Participation

There were 28 adults and 11 youth at the evening meeting on Monday August 17th. Attendance at subsequent meetings included 9 participants on the morning of August 18th, 16 at the afternoon Elders meeting on August 18th, 11 participants on August 19th, and 9 on August 20th. Several participants attended multiple meetings, reflecting an interest in the housing in Ditidaht. Housing Manager Chris Barker attended all meetings and Councillor Tina Joseph and CAO Roberta Martell attended portions of each meeting. Roxanne Harper and Kim Kremzar of Turtle Island Associates Inc facilitated and recorded feedback at the meetings. Participant feedback from all five gatherings is compiled in Appendix A of this report.

Housing Survey

In an effort to provide all members an opportunity to provide input on housing in Ditidaht, a survey was developed and introduced at each meeting. It was confirmed that the survey could be completed by hand, or on-line through a link available on the Ditidaht website. It is intended that survey results will be considered as part of the community input.

Community Engagement – August 17 and 18

The August 17th evening meeting opened with a welcome song by two Ditidaht youth, followed by remarks from Councillor Tina Joseph and Roberta Martell. During the meeting, some participants

commented on the absence of other Council members. They were assured that Council had been advised of the meetings. Some participants commented that these absences reflected the priority given to the issue, others stated they would not speak unless Council was present.

On August 18th a morning meeting and an afternoon Elders meeting were held. These meetings were offered so as to provide an additional opportunity to view the presentation and to provide input on the housing challenges.

Highlights of the Meeting Presentation

The presentation opened with a call for community input and confirmed that attending meetings and completing the housing survey was their opportunity to participate in development of the housing policy. Participants were reminded that no decisions were being made at this time; rather, their input would be considered as part of the policy development process and be part of considerations related to enhancing housing operations.

The following housing facts were shared with participants:

- Rental Housing
  - There are 50 Ditidaht-owned rental units with an estimated value of $12,000,000.
  - There continues to be a strong interest to live in Ditidaht from both on- and off-reserve participants.
  - Ditidaht recognizes that most homes in the community require maintenance and repairs.
  - The majority of operating costs for rental units are paid for by Ditidaht (i.e., costs related to maintenance, repairs, electricity, insurance, and other services).
  - Tenants are required to pay rent, and this revenue helps offset the costs paid by Ditidaht.
  - Because operating costs exceed rental revenue, Ditidaht faces a monthly housing deficit that limits its ability to carry out repairs or build new homes.
- Privately Owned Homes
  - There are approximately 25 privately owned homes in Ditidaht.
  - Currently, Ditidaht provides garbage collection, septic system pump-out, snow removal. They have also provided other services such as yard care at a cost of approximately $40,000.
  - Homeowners do not currently pay Ditidaht a fee for these services.

It was confirmed that the numbers used in the presentation were estimates and not verified by financial statements. The sharing of these housing facts prompted discussions regarding the need to enhance housing program delivery and management. A few common themes from these discussions emerged, which included:

- The need to confirm housing tenure for both rental and privately owned homes to assist in defining responsibilities.
- The need to enforce policy consistently and without exception, especially regarding housing responsibilities.
- The need for Ditidaht to monitor the condition of all Ditidaht rental units on a regular basis.

While participants expressed concerns about the current approach, they confirmed their appreciation for the work being done by Housing Manager Chris Barker. They also agreed with the move to make improvements to housing program delivery and management.

Housing Challenges – Participant Feedback

Five housing challenges impacting Ditidaht were presented and reviewed. Participants were then asked to answer questions to provide suggestions for addressing each challenge. Most participants appeared interested and willing to share their opinions, even though some expressed skepticism that change would result or, if changes were made that they would not be implemented consistently and without exception.

Following is a summary and analysis of the feedback provided for each challenge. Again, the verbatim comments are included in Appendix A of this report.

1) Improve the condition of existing Ditidaht rental units.

The Challenge: Ditidaht recognizes that the 50 rental units require maintenance and repairs, including work related to health and safety. Requests are prioritized and completed as available budgets allow. However, insufficient funding means some repairs must be deferred, leading to higher costs, tenant dissatisfaction, and administrative frustration.

Discussion Question

What suggestions can you offer to address outstanding requests for maintenance and repairs?

Summary and Analysis of Feedback

- **Define maintenance responsibilities for Ditidaht and the tenants**. Key recommendations included regular unit assessments/inspections and unit condition reports, enhanced work-order tracking, and proactive maintenance planning. Participants also supported increasing revenue by enforcing rent collection and implementing a rent increase.
- **Increase tenant maintenance and repair responsibilities**. Agreeing that rental housing is a shared responsibility, they suggested increasing tenant duties—such as handling basic maintenance and minor repairs. However, they stressed that these responsibilities must be clearly defined and paired with tenant education and support. Recognizing limited funding and staffing resources, participants agreed that maintenance and repair requests should be prioritized for Elders and persons with disabilities.

2) Non-payment of Rent

The Challenge: All tenants must pay rent to help cover housing operating costs. Annual rental revenue is projected at $238,500, but approximately 40% of tenants do not make the required payments, resulting in a financial loss for Ditidaht. When tenants cannot pay, the housing department offers to enter into a repayment agreement. Ultimately, unpaid rent limits Ditidaht's ability to cover operating costs and increases the overall housing deficit.

Discussion Question

If a tenant does not pay their rent, what consequences should be enforced?

Summary and Analysis of Feedback

- **Enhance collection procedures:** Establish detailed rent-collection processes and confirm these with all tenants. Increase payment options to include preauthorized payments. Participants also supported the need for prompt follow-up through letters and phone calls.
- **Offer support to tenants:** Offer tenants in arrears a meeting with staff meeting to remind them of their responsibilities and the consequences of non-payment. This meeting should include a review of the tenancy agreement and, wherever possible, implementation of a repayment plan.
- **Consistently enforce the policy:** Apply consequences consistently and without exception. While some participants supported eviction for continued non-payment, others suggested alternative measures such as withholding non-essential repairs, implementing work-based repayment or community service options, and restricting access to other DFN benefits.

3) Tenant Damage and Neglect

The Challenge: Tenant damage/neglect means damage to the rental unit, beyond normal wear and tear, that has been caused wilfully or negligently by the tenant, other occupants, persons permitted into the rental unit by the tenant or, their pets. The current policy states that when tenant damage/neglect is confirmed by the housing department, the tenant is responsible.

Discussion Question

What should be done when the housing department confirms tenant damage/neglect?

Summary and Analysis of Feedback

- **Increase Tenant Accountability:** Participants supported enforcing tenancy agreements which confirm that the tenant is responsible for damage they cause.
- **Provide Education:** It was agreed that tenants should be provided with written confirmation of their responsibilities relating to damage to the unit. Many emphasized that when implementing a new policy, Ditidaht must first confirm the condition of the unit so that any subsequent damage can be identified as such. They felt that tenants should be given the option to repair the damage themselves or have Ditidaht complete the repairs and then reimburse Ditidaht for the repair costs.
- **Implement and Enforce Consequences:** Recommendations to address tenant damage included repayment plans to recover repair costs, withholding non-essential repairs/renovations, community service options, public accountability measures, and eviction as a last resort.
- **Increase Community Awareness:** Participants suggested increasing awareness of this issue by sharing the costs of tenant damage with the community (including photos and details where appropriate) and, involving families in resolution efforts.
- **Complete Regular Unit Assessments/Inspections:** Participants identified the need for more regular assessments/inspections to monitor the condition of rental units.

4) Unauthorized Occupancy – Ditidaht Rental Units

The Challenge: Unauthorized occupancy is where an individual is living in a Ditidaht rental unit without approval from Ditidaht, as required in the tenancy agreement. The unauthorized occupant may be unapproved roommates, friends, or family participants. The unauthorized occupant may not be eligible for tenancy, may not be a priority for housing, may not fit the size or design of the unit. Unauthorized occupancy has impacted the ability of other members to access rental housing in Ditidaht.

Discussion Question

What steps should be taken in a case of unauthorized occupancy? Consider how this would be enforced.

Summary and Analysis of Feedback

- **Enforce the Tenancy Agreement:** Participants indicated minimal tolerance for unauthorized occupancy and, in most cases, recommended removing unauthorized occupants.
- **Manage Employee Housing:** Participants agreed that housing tied to employment with Ditidaht should be provided on the condition that the tenant must vacate the unit immediately upon termination of employment. This condition should be included in both the employment contract and the tenancy agreement.
- **Consideration Extended for Family Members of Tenant/Persons with Ditidaht Ancestry:** Participants suggested this could be permitted, subject to the tenant requesting and obtaining approval from Ditidaht for these individuals to continue occupancy. They acknowledged that Ditidaht would need to consider increased wear and tear on the unit, higher use of community services, and the reality that continued occupancy impacts Ditidaht's ability to offer housing to eligible members who continue to wait for housing.

5) Homeownership Responsibilities

The Challenge: The current housing policy requires homeowners to obtain insurance for their home and contents. Ditidaht provides services such as garbage collection and septic pump-outs without charging homeowners a fee. It also covers some yard maintenance and home maintenance and repair costs. Because these expenses are not budgeted for, they contribute to the overall housing deficit and limit the community's ability to repair existing rental units and build new housing.

Discussion Question

What responsibilities should a homeowner have in relation to the home and property?

Summary and Analysis of Feedback

- **Homeowners are responsible for all maintenance and repairs**. Participants suggested that private homeowners should be responsible for maintaining their house and yard, including obtaining insurance, completing maintenance and repairs, and reimbursing Ditidaht for work performed to the house or yard on their behalf.

- **Offer Assistance for Elders and Persons with Disabilities**. They expressed concern for Elders and homeowners with disabilities who may be unable to carry out homeowner responsibilities and encouraged Ditidaht to identify appropriate support.
- **Offer Loan Assistance for Homeowners –** For all other homeowners, participants suggested establishing a loan program to assist with repair costs. Some suggestions included creation of a homeowner-funded maintenance program or having Ditidaht offer repayable loans to help a homeowner carry out repairs.

The presentation concluded with a review of next steps which include drafting a new policy, reviewing it with participants and submitting a final draft to Council for approval and implementation. The time frames for these items are to be determined and once confirmed will be shared with participants.

Informal Meetings – August 19 & 20

Participants at these morning meetings were asked additional questions related to the five challenges. The questions focused on potential procedures that could be included in the policy. The discussions encouraged participants to consider the issues from both community and individual perspectives, including potential constraints. Because these talks built on previous conversations, the suggestions were more specific and procedural. It was noted that during these discussions, participants supported using positive reinforcement to encourage acceptance of the policy. They also reaffirmed the need to consistently enforce the policy without exception. Verbatim comments from these gatherings are included in Appendix A.

Recommendations for Next Steps

Turtle Island Associates Inc offers the following recommendations for next steps to support the successful implementation and enforcement of a new housing policy.

1) **Draft a new housing policy** informed by input provided during these meetings, the May 2026 meeting with Council, administrative input and survey results. The policy should distinguish between rental and homeownership tenure, clarify the responsibilities of occupants and Ditidaht, confirm eligibility criteria for assistance, detail the application and approval processes, confirm property-management procedures, and the consequences for housing policy violations. Note that for rental housing, the tenancy agreement must be revised to reflect changes to the housing policy.

2) **Conduct a second round of community engagement** and present the draft policy to participants. A structured format should be developed including a presentation and case studies that confirm the procedures that will be followed to implement and enforce key elements of the policy. These second engagement sessions will enhance understanding and awareness of the policy and providing another opportunity for discussion and feedback.

3) **Establish a dedicated housing budget** to plan for rental operating costs, emergencies, and any financial assistance provided to homeowners. Ditidaht should clarify their capacity to fund emergency support and offer eligible homeowner's repayable loans, forgivable loans, or grants.

4) **Increase housing staff capacity**. Implementing and enforcing the new policy will require additional education, communication, and meetings with current occupants, applicants, and with new occupants. This work, combined with existing housing programs and services, exceeds the current scope of the Housing Manager's role.

5) **Improve communication about the true cost of housing** so participants can better understand housing expenses. Options include confirming all operating costs, any available subsidy or federal funding, and financial support from Ditidaht.

6) **Strengthen the Housing Committee**. Although Ditidaht has a committee, participants appeared unaware of its composition and responsibilities. Consider restructuring it to include community participation and increasing awareness of its mandate.

7) **Improve communication about housing** issues, plans, and potential projects. Participants were interested in discussing the housing policy and broader concerns, including housing tenure, support for participants returning or relocating to the community, and home inspections. Additional or regularly scheduled community meetings or working sessions would likely be well attended and would support policy implementation and enforcement.

Report Prepared by
Turtle Island Associates Inc
August 30, 2026

Appendix A
Ditidaht First Nation - Community Meetings on the Housing Policy
August 17 to 20, 2026

Verbatim Comments (Participant Feedback)

Background

Over the course of four days (August 17 to 20, 2026) Ditidaht First Nation offered an opportunity for members to learn about housing in Ditidaht and to provide input toward policy development.

Monday, August 17th
On Monday evening, a community meeting was held which featured a presentation outlining five key housing challenges. The meeting was facilitated by Roxanne Harper and Kim Kremzar of Turtle Island Associates Inc with support provided by Housing Manager Chris Barker, CAO Roberta Martell and Councillor Tina Joseph. Approximately 28 adults and 11 youth attended.

Following the presentation, participants broke into small groups to discuss and respond to questions regarding the five challenges. The objective of this exercise was to gather feedback, suggestions, and general comments to support Ditidaht First Nation as it considers revisions to the housing policy.

Tuesday, August 18th

On Tuesday, two meetings were offered so as to provide an additional opportunity to view the presentation and to provide input on the housing challenges. On Tuesday morning, 9 participants attended with support provided by Chris Barker. On Tuesday afternoon, a meeting was held for Ditidaht Elders. Sixteen Elders were present with support provided by Chris Barker and Councillor Tina Joseph. The meetings were facilitated by Roxanne Harper and Kim Kremzar.

Verbatim Comments/Feedback August 17 & 18 Meetings

Following is the verbatim feedback/comments provided during the August 17 and 18 meetings, as recorded by Turtle Island Associates Inc:

Challenge #1 Improve the condition of existing Ditidaht rental units.

Question: What suggestions can you offer to address outstanding requests for maintenance and repairs? Consider whether there is a group of tenants for whom repairs should be a priority.

- 'We help each other' is the definition of community.

- Once a house is complete do a walk-through, work with tenant and monitor the condition of the home.
- Educate occupants on basic home maintenance (e.g., unplug toilets) to take the load off DFN.
- Prioritize people who pay their rent.
- Magic wand.
- There are no consequences.
- Be transparent on what is now spent and what needs to spent.
- If people living in the home can do more they should.
- Have each household responsible for yards.
- If tenants do some work, reduce their rents.
- Have tenants buy building materials or do the work. You have to cost-share. Have limits/pre-approval, have a list of qualifying repairs.
- Trade skills, help each other.
- Use more qualified/experienced workers.
- Provide more training for workers/contractors.
- Needs to be accountability for the quality of work that is being done.
- No opportunity to identify complaints.
- Elder, repairs for their safety.
- Wear and tear or careless damage. Not sure.
- Is there a housing committee? If so, who is on the committee?
- Regular maintenance checks, yearly.
- Deductions from cheques for people not paying rent.
- People paying rent for a condemned home.
- Communicate what repairs are tenant responsibilities.
- Regular assessment to reduce maintenance.
- Prioritize Elders, persons with disabilities
- Can tenants contribute to repair existing units (e.g. minor maintenance).
- Those who can help to work on repairing homes, opportunity to mentor or assist others to build those skills.
- Increase rent for all and use the funds from that to help address repairs.
- Increase rent for those who are looking for maintenance and repairs. Funds from that increase would be used to help pay the cost of repairs.
- Where a tenant can complete repairs, have them assist with repairs on another house and the value of that time would be a contribution toward their rent.
- Remove condemned homes. Concern that children are playing in a condemned home and they get hurt, who is responsible?
- Prioritize Elders, persons with disabilities.
- Can tenants contribute to repair existing units (e.g. minor maintenance)?
- Those who can help to work on repairing homes, opportunity to mentor or assist others to build those skills.
- Increase rent for all and use the money from that to help do repairs.
- Increase rent for those who want maintenance and repairs. Money from that could be used to help pay for repairs.
- Start a maintenance fee.

Consider whether there is a specific group of tenants for whom repairs should be a priority?

- Important that Elders are taken care of.

Challenge #2 Non-payment of rent.

Question: If a tenant does not pay their rent, what consequences should be enforced?

- Offer repayment plans.
- If they don't pay, evict.
- Sign agreement with administration or social assistance re deductions.
- Offer financial counselling.
- Kick them out.
- Have procedures to follow re late payment.
- For people who are employed by DFN (e.g., contractors, catering), take rent payment or arrears off of their employment contract.
- Sweat equity (i.e., mow laws). Give back to the community.
- Preauthorized payments, and other ways to pay rent.
- Offer homeownership when people pay. Rent-to-own.
- If people on welfare, take their payment.
- If they work for company, expand payroll deduction.
- If they don't pay, deny repairs.
- Fair enforcement, same across the board.
- Communicate any arrears.
- 3 month rent max limit owing and then procedures.
- 3 warnings, then eviction. Begs clear responsibilities and communication between finance/housing.
- Loss of benefits when in arrears.
- Housing receptionist.
- Prioritize people who pay rent and Elders.
- Education tenants about policy/procedures.
- Communication.
- Community service hours as a repayment for rent.
- Verbal contact/notice after 5 days late.
- Develop time frames for notices to tenant to remind them of their responsibilities.
- Investigate other processes being followed.
- Action should be taken immediately to work with the tenant to pay the arrears within a set period of time. The tenant and housing need to agree upon action to be taken and the timeframe for the arrears to be paid and confirm in writing, signed by all.
- Where the tenant does meet the terms of a repayment agreement, action should be taken within the deadlines agreed to.
- Where failing to resolve the arrears, implement eviction.
- Those employed by DFN, failure to pay results in a garnishee.

Challenge #3 Tenant Damage and Neglect

Question: What should be done when the housing department confirms tenant damage/neglect? Consider what the tenant needs and what housing can do to help.

- Payment plan for to repay cost of damage caused by tenants.
- Minor repair workshop.
- Tenants need regular walk-through inspections. With a probation period with decreased walk-through inspections.
- If reoccurring, more serious consequences are needed.
- Rewarding dedicated tenants with new appliances.
- Evict.
- Public shaming.
- Six months inspection, or more if necessary.
- Visit homes, give 24-hour notice of visit.
- Introduce repayment scale.
- Increase rent amount.
- Tell people/participants how much tenant damage is costing DFN.
- DFN to fix damage and invoice tenant
- If tenant fixes, do at cost and DFN inspects.
- Enforce tenancy agreement.
- Housing staff to do walk through, take photographs and put in newspaper.
- Offer incentives to those who maintain the home.
- Set community goal.
- People should be responsible for the damage they cause.
- Payroll deduction to pay repair costs.
- Maybe they can repair the damage themselves or be done by a family member if housing says they can do the work.
- Work for the community to pay off the costs.
- People should be responsible to repair damage
- If someone causes damage, they should not be getting repairs done to the home.
- Repeated tenant damage. DFN to repair first time and provide counselling. The second time it happens then the tenant has to pay.
- Eviction is a last resort.
- Need to give tenants information on their responsibilities.
- Need an inspection of every house to confirm what shape it's in before making tenant responsible for tenant damage. Housing and tenant need to sign the form agreeing to it.
- Give tenants a check list of what they are responsible for.
- Elders didn't always have to pay rent.
- Nothing is free.
- Paying rent has to apply to all; consistent and without exception.
- Elders' council to work with tenants.
- Use a family circle or something like restorative justice.
- Need storage space for trailers.
- Start paying or get evicted.

- Elders have a lower rate to start.
- Need upgraded garbage and recycling program.
- Need a laundromat.
- Have inspections.
- The tenant should repay the cost, any amount.
- If repairs are confirmed, determine how the costs will be repaid by the tenant including timeframe.
- Remind the tenant of their responsibilities, review the tenancy agreement.
- Explain the process that will be followed according to the tenancy agreement.
- Confirm who is occupying the home. A change in household occupants increases the wear and tear on the home.
- Determine if the tenant can repair the damage and enter into an agreement to do this.
- Remind tenants that where damage is caused by someone other than the tenant (people allowed into the home by the tenant), the tenant is responsible for the damage.
- Expand the role of the housing committee/advisory body to handle incidents of tenant damage, rather than a single person (e.g. housing).
- The tenant should repay the cost, any amount.
- Schedule regular inspections/assessment on the homes to confirm unit condition.
- 24-hour notice in advance to tenant.

Challenge #4 Unauthorized Occupancy - Rental Units

Question: What steps should be taken in a case of unauthorized occupancy in a Ditidaht rental unit? Consider how this would be enforced.

- Review tenant eligibility.
- Revisit tenancy agreement.
- Ask them to leave, vacate the unit.
- If the unauthorized individual doesn't leave, then they all leave.
- Turn off water.
- Offer them other housing if it's available and if they qualify.
- Build new housing, smaller.
- Allow for transfer of tenancy.
- Bachelor apartments/housing.
- Study demographics to plan for real housing needs.
- Rent increases when you are bringing in more people.
- Steps taken through a whistle-blower section in the policy.
- Eviction with 30-day period of non-authorized tenant, (60 days in winter).
- Eviction guide by residential tenancy act.
- If they haven't signed a tenancy agreement then move out.
- If they pay rent, they should be able to stay.
- Employee housing; if they are not participants then they move out.
- Consider DFN ancestry, not just participants.
- If you are not a DFN member, you are not eligible to enter into a tenancy agreement.

- DFN should plan to renew the tenancy agreement annually; where there is no DFN member living in the home to sign the agreement, the agreement will not be renewed.
- Where a tenant does not meet the requirement to be a DFN member, they should vacate the home.
- Where an employee has a rental home as a condition of their employment, where the tenant is no longer employed, they should be asked to vacate the home.
- No unauthorized tenancy!
- Where total household size exceeds the intended household size for the home, this is unauthorized occupancy.
- Ditidaht participants should be contacted and asked if they want to move into the home.
- Where a tenant is over-housed (i.e., family of 5 now a family of 2 in a larger home), assess situation and determine whether there is an alternative for a more suitable home.

Challenge #5 Homeownership Responsibilities

Question: What responsibilities should a homeowner have related to their home and property?

- The whole house, inside and out.
- Includes all maintenance and repairs and yard work.
- Recover costs of all services.
- Who owns these homes, need to confirm.
- If they need, offer a repayment program, small loan without interest.
- Offer grants to those in good standing.
- Housing direct homeowners to other programs outside of DFN.
- Public shaming.
- Buy a goat.
- Offer incentives to good homeowners (e.g., mow grass).
- A lot of homeowners are Elders.
- Have the school included in caring for the home/maintenance.
- Involve the health authority.
- Private owned home on Elders list can be broken down. Appliances need to be replaced. Help.
- Private owned home – repairs for electrical floors, doors, washroom, renovations.
- Homeowners pay a tax to support any service/repairs.
- Agreements to repay any service or repairs.
- Maintain their yard/assets on their property.
- Unpolluted and safe lots. If not, you forfeit the actual house and the land use.
- If a home is left abandoned and it's still sound, they also forfeit.
- Have a list of people who can assist with work.
- Elders need assistance for yard work.
- Homeowners are responsible for yard maintenance not DFN.
- Have a repair loan that is repayable.
- Confirm ownership of the home (re insurance).
- Yard upkeep…assistance for Elders and persons with disabilities.

- Improve assistance for Elders, persons with disabilities and low-income participants for some costs (e.g. insurance) and home/yard care.
- Keep yards clean, remove waste, hazardous materials.
- Offer a maintenance fee program; work could be completed with contributions made to the program by the homeowner.
- Abandoned homes. Homeowner is responsible to maintain the unit, structurally sound, etc. Remove the risk to the community.

Verbatim Comments/Feedback August 19 Meeting

Wednesday, August 19th

Wednesday morning provided another opportunity to continue discussions on housing in Ditidaht. Turtle Island Associates Inc prepared a presentation which built on the feedback provided on Monday and Tuesday. Discussion questions were prepared to obtain additional feedback. There were eleven participants and support provided by Chris Barker, Councillor Tina Joseph and Holly McLaughlin and Dave Knowlton from the Nuu-chah-nulth Tribal Council.

Feedback/Comments

Following is the verbatim feedback/comments provided by participants on August 19th:

Question #1 - What do you consider to be basic home maintenance and how can Ditidaht First Nation help support participants in maintaining their homes?

Option (a) - The tenant buys the materials and DFN completes the repairs.

- Replace lightbulbs, basic maintenance work such as filters, systems maintenance where tenants have the skills.
- Have a tool library.
- Training and education on maintenance work.
- Provide a list of items that would be eligible to have DFN repair or replace.
- Recycle program. A problem with recyclable materials being thrown out as garbage.
- Concerns about delays in getting work done by Ditidaht due to limited staff.
- Concern about the quality of materials being purchased.
- Ditidaht has buying power to purchase supplies. They could order the materials after the tenant pays for them.

Option (b) - Ditidaht First Nation buys the materials and the tenant completes the repairs.

- Develop a list of eligible items that can be completed by a tenant.
- Concern about tenant safety/liability for DFN.
- Housing to confirm that the work is done properly/to code.
- Responsibility to ensure materials remain safely stored.

Additional comments

- If the tenant pays for materials and the work is done, what happens when the tenant leaves. Will their equity be recognized/compensated?
- For homeowners needing repairs/renovations, Ditidaht could have a loan or grant program to help cover the costs.

Question #2 What incentives and consequences do you recommend to support the requirement to make regular rent payments

Consequences

- Include a variety of consequences that can be implemented.
- Public information on rent arrears. Who is in compliance.

Incentives

- Public acknowledgement.
- Incentive such as services that would be recognized (e.g., yard maintenance).
- Gift cards. If they pay 11 months they get a gift card for Christmas or September. Per household – how to deal with shelter sharing where income assistance. Suggested whoever is primary tenant on the agreement.
- Pay hydro bill but to a limit.
- Cord of wood.

Question #3 - Tenant Damage/Neglect

During the community meetings, participants indicated that tenants must be responsible for repairs deemed to be a result of tenant damage or neglect. Two possible approaches were mentioned:

a) Tenants correct the damage and DFN confirms the work is done as required.
b) DFN corrects the damage and invoices the tenant.

Question:

What concerns do you have about each approach? Consider what needs to be done to ensure that the conditions of homes improve.

Responses

– Tenants correct the damage and DFN confirms the work is done as required.
– Tenant should be responsible to have the work done. Concern about the quality of the work that is done and timeframe that it is completed (reasonable timeframe).
– Timeframes for the work to be done.
– For band employees the cost of repairs, if not paid, would be prorated and added to the rent payment re employee deduction. Caution this will not apply for non-DFN employees.

- Repeated tenant damage results in an eviction.
- Repeated tenant damage, warnings and then eviction. But if repairs are done and paid for by the tenant before eviction notice then they can stay restart at one.

Verbatim Comments/Feedback August 20 Meeting

Thursday morning provided the final opportunity to continue discussions on housing in Ditidaht. Turtle Island Associates Inc prepared a presentation which built on the feedback provided on Monday and Tuesday relating to the remaining two challenges. Discussion questions were prepared to obtain additional feedback. Nine participants attended with support provided by Chris Barker, and Holly McLaughlin and Dave Knowlton from the Nuu-chah-nulth Tribal Council.

Feedback/Comments

Following is the verbatim feedback/comments provided by participants on August 20th:

Challenge #4 Unauthorized Tenancy

Question: What are your concerns with authorized occupancy in DFN rental units?

Responses:
- Where the additional occupant is a child/extended family of the authorized tenant, the tenant should tell the housing department so that they know.
- Need to know who is living in the community for emergency planning/preparedness.
- If another person stays for more than 2 weeks they should tell housing.
- If they stay more than 30 days should go to housing to tell them.

Question: Is there any situation where unauthorized tenancy should be allowed?

Responses:
- If they are staying more than 30 days, possible rent increase to cover the extra wear and tear (i.e., maximum capacity per unit).
- If more than 30 days have the tenant signs a new agreement to note the additional occupant and, the additional occupant has to sign an agreement that confirms their responsibilities.

Question: If DFN asks the unauthorized occupant to leave, what steps should be followed:

Responses:
- Give 24-hour notice for illegal activity.
- Give written notice for the time they have to vacate the unit, then change the locks.
- Concern about safety of the person delivering the notice and changing the locks.

– Housing should always have a witness with them when delivering a notice to vacate.

Other Comments:
– DFN should look at current bylaws to see how they impact housing policy.
– Remind tenants that they are responsible for whoever is living in the home. If another occupant damages the home, the tenant is responsible.

Challenge #5 Private Ownership Responsibilities

Question: What assistance can DFN offer to homeowners?

Responses:
- If external funding becomes available for DFN generally, the funding application should include all 75 homes (i.e., including homeowners).
- Voluntary maintenance fee/replacement reserve fund paid into by the homeowner. If homeowner needs work done, they must have sufficient funds in their maintenance account to cover the cost of the work. They can ask housing to have the work done if there are sufficient funds in the account.
- Loan program for member homeowners from DFN funds. Suggestions included:
  a) Eligible repair items. Limit the type of eligible repairs. Structural, health and safety, accessibility improvements (ramps).
  b) Eligible applicants. Income tested; Elders, low-income households would have priority.
  c) Support for low-income homeowners, forgivable loan based on continued occupancy.
  d) Need controls re frequency of loans or grants for one member.
  e) Help for Elders or disabled persons.
  f) If not employed by DFN, sign a contract and repay. Need consequences if they don't repay the loan.

Other comments:
– Need to have private owners consider preparing a will to confirm their wishes regarding ownership/survivorship.
– Owners should be responsible for the cost and care of the home. Concern for Elders and those with disabilities regarding managing these responsibilities.