



VUNTUT GWITCHIN GOVERNMENT
Government of Vuntut Gwitchin First Nation

CHIEF AND COUNCIL

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VUNTUT GWITCHIN FIRST NATION

COUNCIL RESOLUTION 04-18-2023 – #20

RE: FEDERAL BUDGET 2022 HOUSING FUNDING ACTION PLAN

WHEREAS:

- A. The Government of Canada in Budget 2022 announced that it will provide \$565 million over 5 Fiscal Years, starting in the 2022-23 Fiscal Year, to support the provision of housing programs and services in self-governing and modern treaty First Nation;
- B. Vuntut Gwitchin Government has amended the Self Government Financial Transfer Agreement (“SGFTA”) with Canada to provide a total of \$24,112,331 in enhanced funding to support Housing Programs and Services for the 2022-2023 to the 2026-27 Fiscal Year; and:
- C. The Vuntut Gwitchin Government is required to submit a Budget 2022 Housing Action Plan to access the enhanced funding.

THEREFORE THE COUNCIL OF THE VUNTUT GWITCHIN FIRST NATION RESOLVES THAT:

1. We hereby approve the Budget 2022 Housing Action Plan attached as Schedule 1 to this resolution; and
2. We hereby authorize Vuntut Gwitchin Government to submit the Budget 2022 Housing Action Plan to Canada as required by the SGFTA.

THIS RESOLUTION being duly approved by a quorum of the Council at a meeting duly convened on April 13, 2023 at Old Crow, Yukon.

Chief Pauline Frost

Deputy Chief Debra-Leigh Reti

Councilor Jeneen Frei Njootli

VUNTUT GWITCHIN FIRST NATION BUDGET 2022 HOUSING ACTION PLAN

Project Overview

VGFN is accepting Canada's offer to re-submit the Budget 2021 Indigenous Community Infrastructure Fund Action Plan as a Budget 2022 Housing Action Plan. VGFN will resubmit an action plan for the Budget 2021 Indigenous Community Infrastructure Fund allocation related to infrastructure development.

VGFN's Budget 2022 Housing allocation is summarized in the following table:

22-23	23-24	24-25	25-26	26-27	Total
11.42%	15.90%	21.25%	23.04%	28.39%	100.00%
2,753,102	3,834,691	5,124,801	5,554,814	6,844,923	24,112,331

Housing Replacement

The Old Crow Housing Condition Assessment prepared by Shewfelt Planning and Consulting (submitted to Canada with the Budget 2018 Action Plan) indicated that 2% of the homes are in Poor condition, 32% are in Poor to Fair condition, 54% are in Fair to Good condition and 12% are in Good to New condition. Based on these findings this would mean that at a minimum 28 homes that are with an average condition rating of 2 or less (those rated Poor and Fair) should be replaced. VGG's records shows at March 31, 2018 that 39 or 28% of the houses are over 30 years old as compared to the Yukon average of 13% per the 2016 Census. With no new housing constructed in the 2019 to 2022 fiscal years this data has not changed significantly and if anything has worsened during the COVID period due to lack of regular repair and maintenance during that period.

The construction of new housing is directed at supporting the need to replace housing units in poor condition that have been identified as in need of replacement from the housing condition assessment referenced above.

The Budget 2018 housing action plan included plans for the construction of four single unit houses to meet the need for replacement of houses assessed as unsuitable. Due to COVID these houses were not built. In the intervening time frame the community determined that the need was for three-bedroom houses to allow for family growth. Since that time cost of construction has increased considerably and the funds allocated at that time were insufficient and were used toward the Elders Housing Facility. This Budget 2022 Action Plan includes the construction of 4 houses in the 2022-23 fiscal year.

The 2021 Rapid Housing Action Plan previously submitted had a delayed implementation with contracts signed in August of 2022. VGFN is re-submitting the 12 modular homes project that made up the 2021 Rapid Housing Action plan as part of this Budget 2022 action plan.

Housing operations and maintenance and management capacity

In addition, VGFN will use the operations and maintenance and capacity allocations to assist with ongoing minor repairs and maintenance and management of the First Nation owned housing units over the 5-year period. The estimated need is outlined in the table below based on pre-COVID housing expenditures.

Housing O&M and capacity estimate			
	2018	2019	Average
Wages and benefits	282,669.00	407,085.00	344,877.00
Non-wage costs operations	703,395.82	779,688.07	741,541.95
			-
Total Program Costs	986,064.82	1,186,773.07	1,086,418.95
Rental Income revenue	(339,298.00)	(365,451.03)	(352,374.52)
FTA Housing Health and Safety (PSTAA II)	(167,721.00)	(173,593.00)	(170,657.00)
			-
Unfunded Housing O&M Program Costs	479,045.82	647,729.04	563,387.43
Additional Capacity Housing Manager			127,320.38
Additional Capacity Maintenance Lead			116,187.50
Unfunded expenditure need			806,895.31

In 2022-23 the Old Crow Elders Housing Facility will be completed. That projected will have been completed with Budget 2018 funding pursuant to the Budget 2018 Action Plan. The O&M on that facility will be covered with the housing operations and maintenance allocation from the Budget 2022 Housing allocation for operations and maintenance cost. Estimated annual operating and maintenance costs are as follows:

Elders Facility O&M estimate	
Electrical	\$ 15,679
Water and Sewer	4,832.00
Heating fuel	54,225.78
Repairs and Maintenance	42,972.82
Snow removal	1,874.50
Janitorial supplies	6,251.45
Kitchen supplies	3,178.50
Property Taxes	3,645.25
Insurance	26,749.50
Wages and benefit	67,045.99
	\$ 226,454

Summary of Project

Activity	Completion	Cost	Output
New single-family homes built	4 in 2023	\$10,600,000	- 4 houses built
New modular homes built, shipped and erected	2023 to 2024	\$8,100,000	- 12 modular homes built
Lots Cleared / Developed	2023 to 2024	\$660,000	- 16 lots developed

Capacity and Implementation

The capital component (new construction) of the project will be supported by project managers (consultants), architects, and third-party contractors. It is expected that a large number of the

labor force will be Vuntut Gwitchin Citizens working for or subcontracting to the third-party contractors as well as filling additional positions created in the community of Old Crow for janitorial and operations and maintenance work.

The capital component of the project will support the existing First Nation housing program that was facing a significant deferred capital expenditure deficit in respect of unsuitable housing resulting from aging buildings, older designs resulting in health and safety issues, and lack of proper maintenance.

The capacity component as summarized below will allow for better utilization of the existing work force engaged in repairs and maintenance of the housing stock by providing two additional managerial positions to oversee the housing operations and maintenance program and assist the junior staff with training and mentoring.

Activity	Timeframe	Cost	Output
Management of housing maintenance staff	2023 to 2027	636,602	Housing Manager Position
Supervision and training of housing maintenance staff	2023 to 2027	580,938	Housing Maintenance Lead Hand Position
Contribution to existing unfunded expenditure need	2023 to 2027	2,402,520	Well maintained and operating VGFN Housing Program
Operation of maintenance of elders housing facility	2023 to 2027	1,132,272	Well maintained and operating Elders Centre
Total Capacity and Operations and Maintenance costs		4,752,331	

Tracking and Reporting

VGFN maintains a gap closing reserve where funds from Budget 2018, Budget 2021 and Budget 2022 are shown as transfers in and expenditures are shown as transfers out. This reserve is shown on the annual financial statement notes of the First Nation until it is depleted which will be 2026-2027 fiscal year. In addition, there is a program statement for the reserve showing the revenues and expenditures.

A report is to be produced when milestones are met detailing the outcomes of the project.

Important milestones are as follows:

- Completion of Elders Housing Facility – Budget 2018 – Expected Completion in 2023-24
- Completion of 4 Housing Units – Budget 2022 – Expected completion spring of 2023
- Completion of 12 Modular homes – Budget 2022 – Expected completion fall of 2023

The Budget 2021 Action Plan is to be re-submitted targeting community infrastructure rather than housing and the completion dates and milestones are yet to be determined.