



**REGIONAL MEETING ON HOUSING OF THE AFNQL  
CONCORDE HOTEL IN QUEBEC CITY**

February 4 and 5, 2025

**MEETING REPORT**

Facilitation: First Nations Adult Education School Council.

±115 participants (elected officials and housing and infrastructure staff).

**Opening Remarks, from Chief Lance Haymond, Kebaowek First Nation, Chief responsible for the Housing and Infrastructure file at the AFNQL, Chief representing the region at the national table of the Chiefs Committee on Housing and Infrastructure, by Guy Latouche, Housing and Infrastructure Advisor for the AFNQL**

- Housing challenges persist in our nations. These challenges are exacerbated by inflation, which has significantly increased construction costs, making it challenging to meet housing needs in a context of underfunding. Homelessness, both within and outside our communities, whether visible or not, is another example of a persistent challenge.
- Speaking of underfunding, I am very concerned about the upcoming cuts to CMHC's social housing program. CMHC is about to make major changes to the allocation of Section 95 between regions. Once again, using not so reliable updated census data, this will result in a significant increase in funding in some regions, while others will lose just as much. Our region will be among the losers. Not so long ago, the budget allowed us to build 60 to 70 housing units per year. The increase in construction costs means that this year, with the same budget, we will only build 33. We dare not imagine the impact of a reduction like the one we suffered in 2005, which was in the order of 40%!! This is a major concern that Chief Haymond will bring to the next meeting of the Regional Tripartite Housing Committee.
- With the changes looming on the horizon in the current federal political context, we must do everything possible to at least protect the budgets allocated to us. We find it unfortunate that we are at the point of protecting our regular budgets when the discussion should continue to focus on closing the housing gap.

## **Housing and Community Health**

First Nations and Inuit Health Branch (ISC-FNIHB, Éric Bouchard)

- The goal is to present the services and assistance that FNIBH can provide to communities in terms of environmental health, particularly in housing. Housing is a determinant of health that also impacts academic success. The inspection of housing units, at the request of the communities, is one of the programs offered. Nearly 100 inspections were carried out over the last 2 years. FNIBH also offers training sessions to housing agents, inspectors and residents.

See the FNIBH presentation <https://www.conseilscolaire-schoolcouncil.com/cophapnql2025.html>

## **Housing and Matrimonial Real Property**

First Nations Housing Professionals Association (FNHPA, Darlene Chevrier, Carrie Zeppa, Shauna Bowman et Shayne McDonald)

- It is an Introduction to First Nations Housing Professionals Association (FNHPA) programs and services and to the Family Homes on Reserve and Matrimonial Interests or Rights Act (FHRMIRA). The organization was established to provide leadership in housing management activities by developing and promoting quality standards, practices, certification, and professional development to expand capacity for members and First Nations organizations. It supports existing and future housing professionals in serving their communities by providing national standards, delivering education and certification programs, and facilitating communication and knowledge-sharing.
- In the fall of 2023, The FNHPA officially announced it would be taking over the administration of the Matrimonial Real Property Program from the Centre of Excellence for Matrimonial Real Property (COEMRP) National Aboriginal Lands Managers Association (NALMA). In particular, it provides training and awareness on matrimonial real property (MRP) to First Nations housing and lands staff so that they can create laws specific to their culture, traditions and the needs of their community. All First Nations can contact the FNHPA for information and support on the issue of MRP.

See the FNHPA presentation <https://www.conseilscolaire-schoolcouncil.com/cophapnql2025.html>

## **Support in the Transition to a Housing Management Plan**

Housing Circuit Rider Community of Practice (HCRCoP : Serge Bouchard, Robin Cayer, Jean Dumont, Fanny-Alisson Mark, Danielle Petiquay, Daniel Sirois, Laurie Feeney-Comtois and ISC : André Dansereau)

- The team explains the origin of the HCR program, the services offered to First Nations and the support they can provide to communities in the transition to a housing management plan (HMP). This last aspect, the content of which is currently being developed, is part of the shift from a project-driven approach to a plan-driven approach. Beyond its expertise, the HCRCoP also relies on the strength of networking and collaboration to serve communities.

See the HCRCoP presentation <https://www.conseilscolaire-schoolcouncil.com/cophapnql2025.html>

## **The Benefits of ABSCAN's Service Offering for First Nations**

Aboriginal Savings Corporation of Canada (ABSCAN, Charles Couture Gangbazo et Charles Vallières)

- ABSCAN's mission is to offer products and financial support in the form of loans, particularly in the housing and real estate sectors, to reduce the need for community housing. Since 2014, it has financed more than 180 new housing units in 17 different communities, for a total of more than \$18M to support:
  - First Nations members in access to property;
  - investors who wish to invest in rental properties;
  - band councils, for densified community housing, infrastructure development, housing for clients with special needs (residences for workers, for seniors, etc.).

- The Self-Guaranteed Loan Down Payment Initiative (IMFAP) allows First Nations members to access individual property ownership without a down payment, subject to certain conditions.

See the ABSCAN presentation <https://www.conseil scolaire-schoolcouncil.com/cophapnq/2025.html>

### **Housing and Child and Family Services and Housing Initiative 2024-2027 – Update**

Indigenous Services Canada (ISC, André Dansereau)

- The shift from a project-driven approach to a plan-driven approach began concretely in 2024 with the announcement by ISC of multi-year funds for construction and renovation. Communities submit a three-year plan and obtain a lot of flexibility in the use of funds from the 2024-2027 Housing Initiative.
- Specific funding for housing for children and families was first rolled out in late 2023-2024. Funding for the second of five years will be announced shortly. This is a good opportunity to build a partnership between housing and social services to better meet the needs of children and families.

See the ISC presentation <https://www.conseil scolaire-schoolcouncil.com/cophapnq/2025.html>

It should be noted that the Discussion Panel, the Presentation of the Mashteuiatsh Community Programs, the Workshop on Needs and the Update of the Skills and Capacity Building Component of the Regional Housing Strategy will be processed by the Community of Practice in Housing (CoPH). Special monitoring will be carried out via the WorkPlace platform.