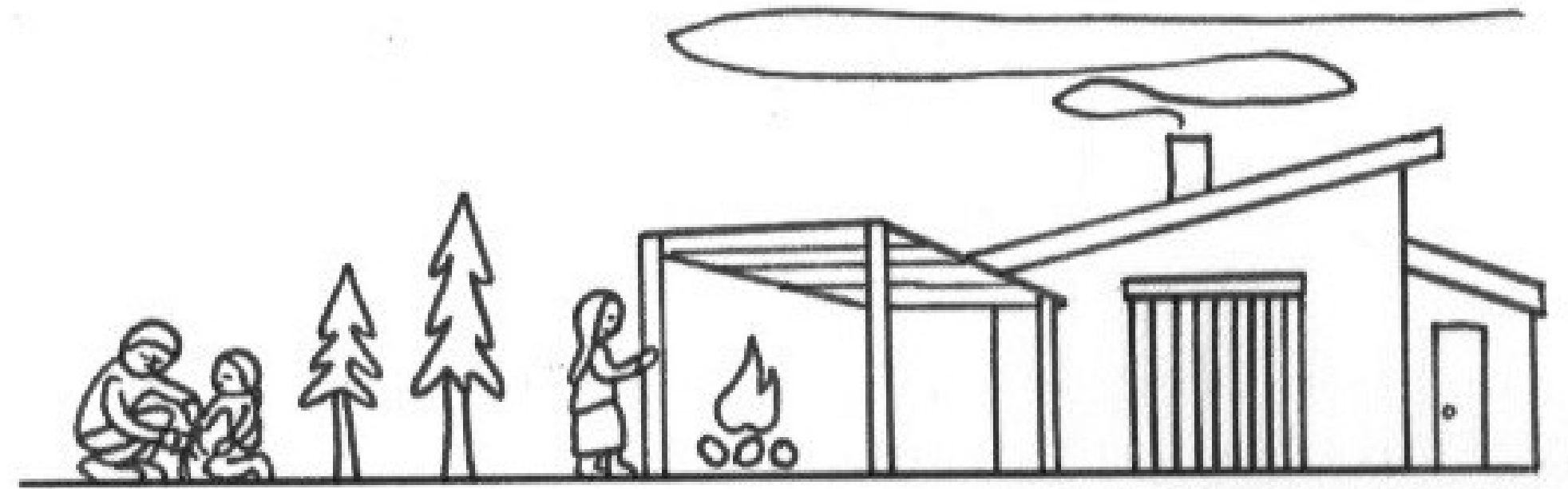


# Housing & Homelands Toolkit

An Overview

**Ashli Akins, PhD**  
Director

**Kia Dunn, JD, LLM**  
Law & Policy Lead



All drawings by Russell Myers-Ross

# Ecotrust Canada

Non-governmental, not-for-profit organization

Works with rural, remote, and Indigenous communities to build an economy that provides for a healthy and resilient natural environment





# Indigenous Homelands Initiative

Re-imagining Indigenous housing as integrated cultural, ecological, and economic systems

## Current Partnering Communities

T̓silhqot'in National Government

Yunesit'in First Nation

Xeni Gwet'in First Nation

Nuxalk First Nation

Champagne and Aishihik First Nations

Kluane First Nation

White River First Nation





# Toolkit

For Indigenous  
housing and homelands  
governance

## Homelands Toolkit



### FEATURED

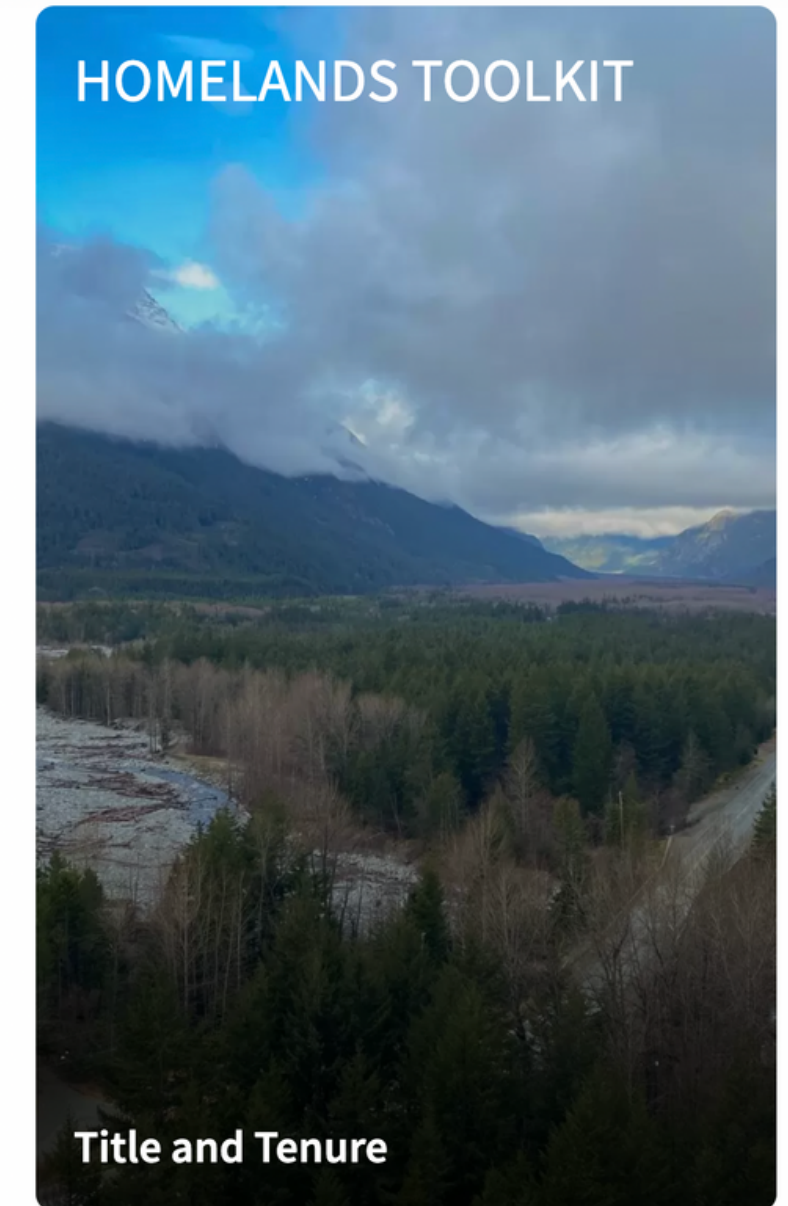
## Toolkit for Indigenous Housing and Homelands governance

The Indigenous Housing and Homelands Toolkit is designed to support First Nations in understanding what possibilities exist for culturally legitimate housing and lands governance, particularly within the context of Aboriginal title lands, modern treaty lands, and other emerging jurisdictions in British Columbia. The modules presented within this toolkit seek to explore ideas that are 'outside the box' of the colonial Indigenous housing system. Underlying this work is the assumption that Indigenous values, principles, jurisdiction, and legal orders can form the foundation for innovative mechanisms for lands and housing developments.



# Toolkit

For Indigenous  
housing and homelands  
governance

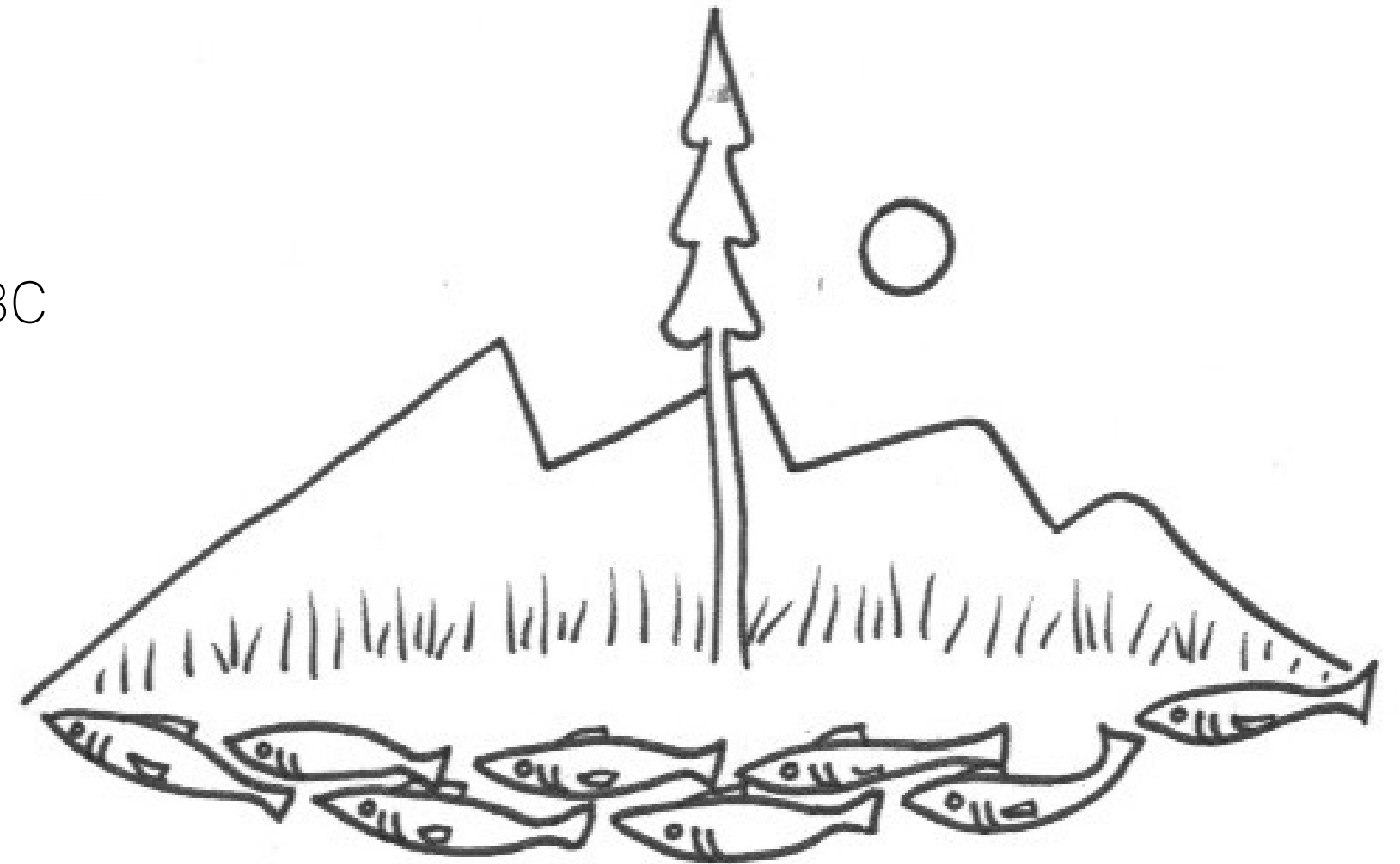




# Modules

## Toolkit for Indigenous housing and homelands governance

- Five Common Governance Scenarios
- Innovations in Housing Governance for First Nations in BC
- First Nations Housing Financing: Sources and Factors
- Title and Tenure
- Values and Principles
- Rights and Responsibilities
- Rights of Nature
- Shared Equity Ownership Models
- Developing a Community Land Trust
- Lessons from Māori Housing





# Purpose & Use

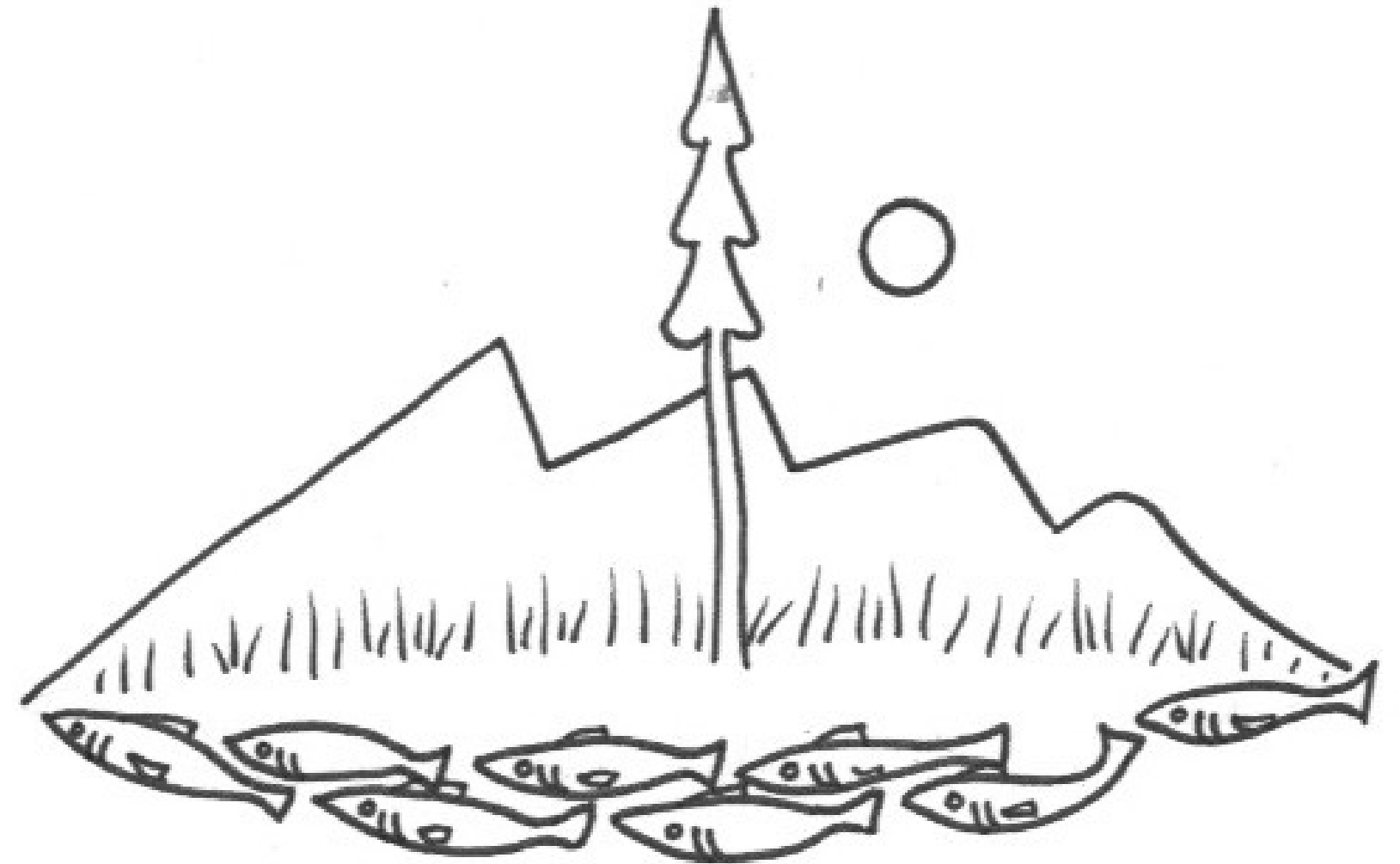
Toolkit for Indigenous housing and homelands governance

Exercises and information to facilitate innovation in housing and homelands governance

Organized into modules

Non-linear structure and use

Growth and adaptation with community partners at the center



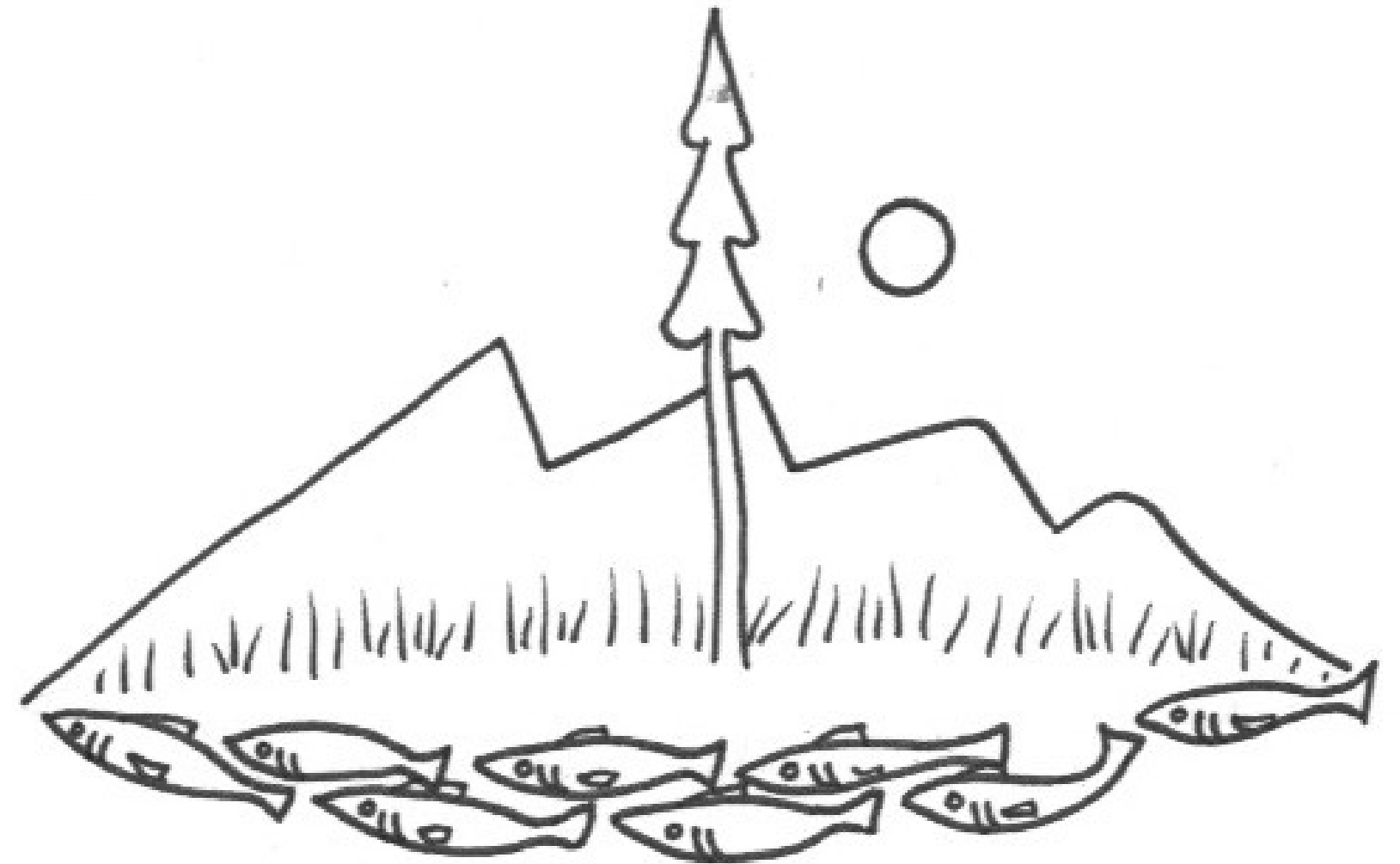


# Driving Questions

## Toolkit for Indigenous housing and homelands governance

What would it look like to have a holistic approach to First Nations housing that is culturally legitimate and provides for life?

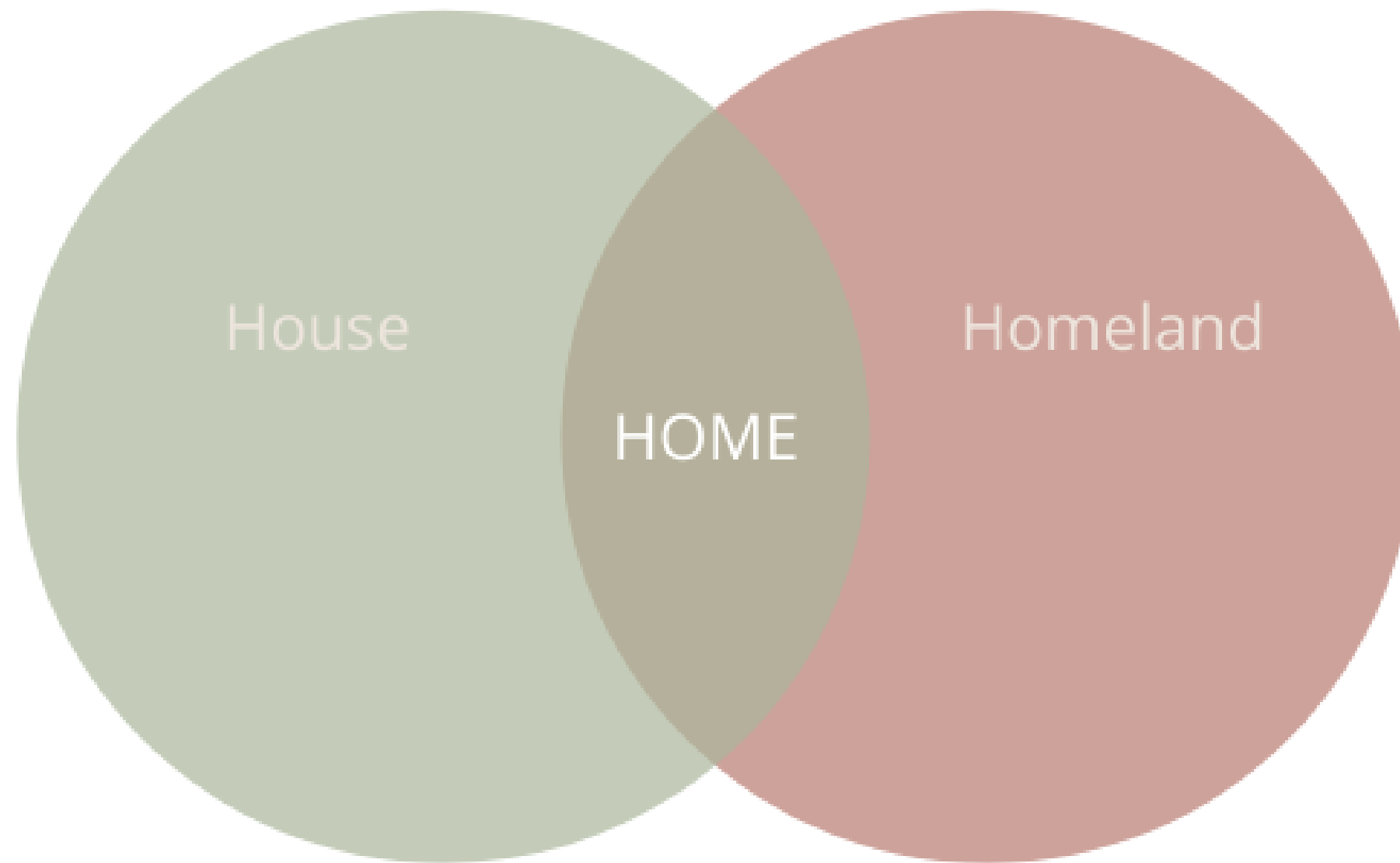
How did a given Nation hold land historically?  
How would the community like it to be going forward? How would the relationship to land be described in terms of title and tenure?



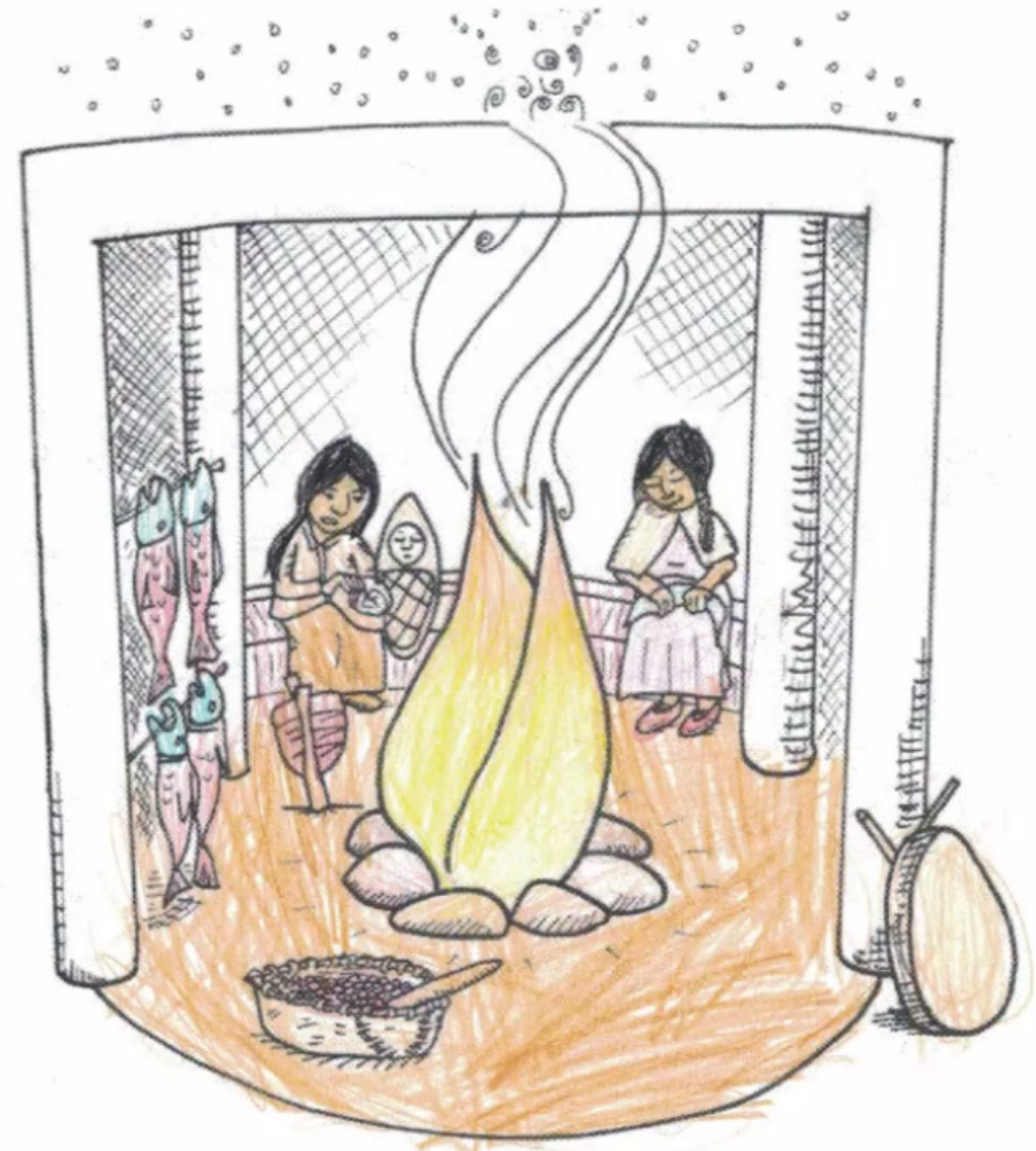








# Whole Systems Approach

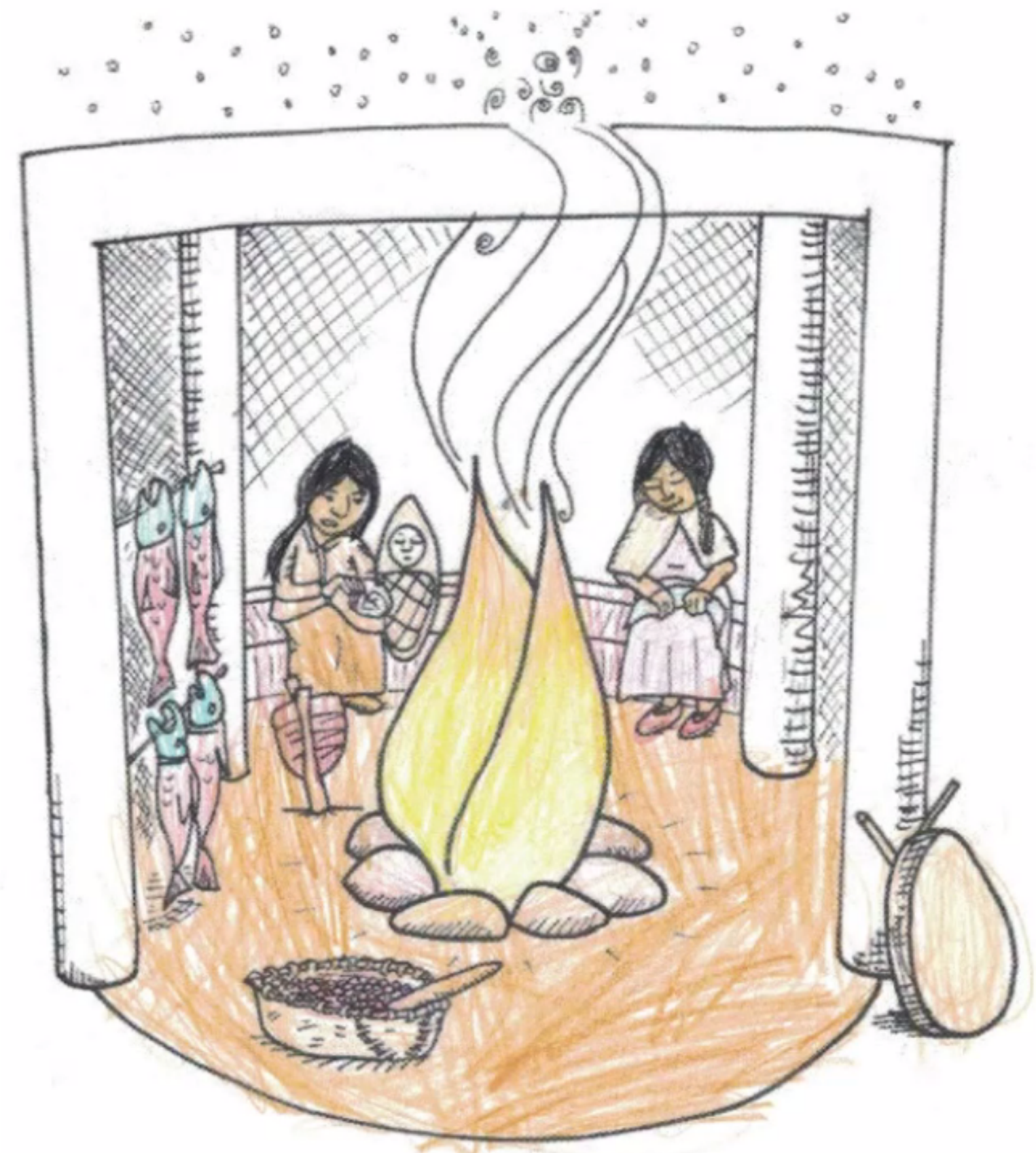




# Whole Systems Approach

“Language revitalization needs to be associated with housing improvement.”

Katie Rabbit Young-Pine  
Blood Tribe Nation

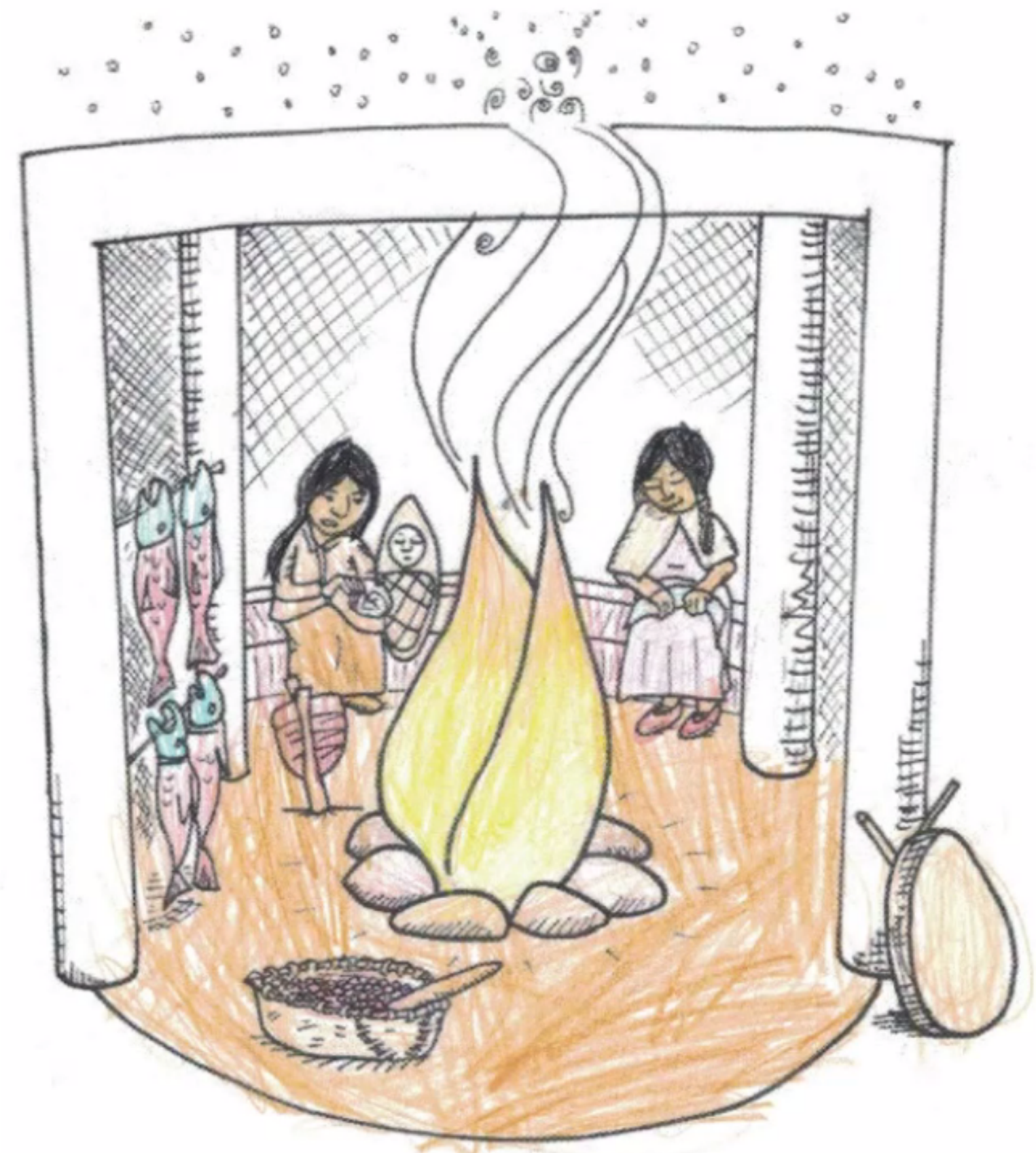




# Whole Systems Approach

“It's a loop. Lack of housing leads to lack of access to health, which leads to lack of housing.”

Dr. Lyana Patrick  
Carrier Nation





# Principles of Good Governance



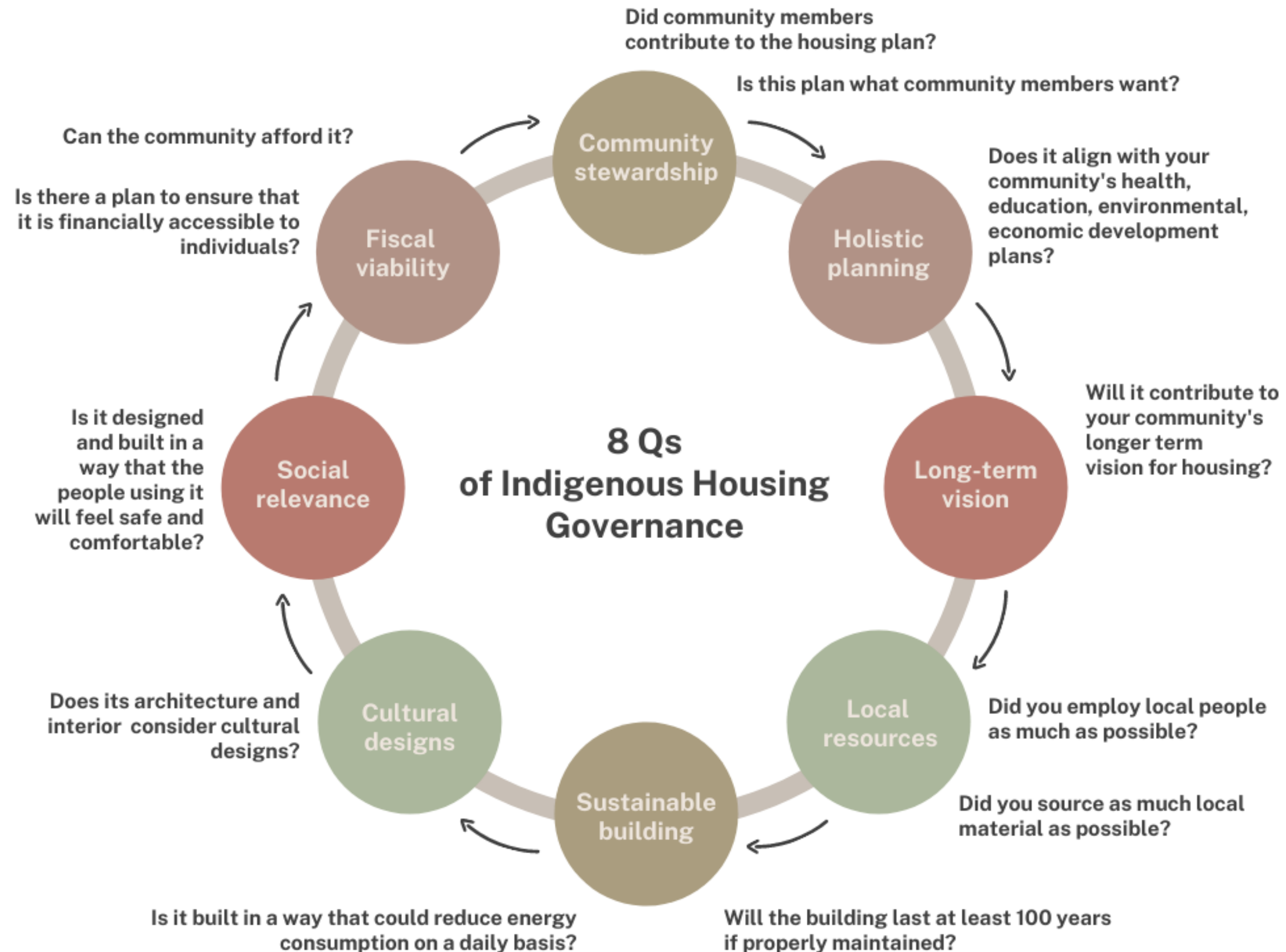


# Principles of Good Governance

1. Community stewardship, involvement, and **“buy-in”**
2. A localized and **circular supply chain**
3. **Local resource capacity** to fulfill housing goals
4. A plan that includes the **long-term vision** of sustainable community development
5. Culturally, climatically, and socially **relevant designs**









# Housing Ecosystem Overview





# Housing Ecosystem Overview

## *Housing Needs Assessment – Household Survey Template*

1. *Please choose your age group.*

- Less than 17 years old*
- 18-29 years old*
- 30-44 years old*
- 45-64 years old*
- 65 years and older*

2. *Where do you currently live?*

3. *If you live off-reserve, what is keeping you from living in your community? (Choose all that apply)*

- Lack of availability of adequate housing in your home community*
- Lack of availability of jobs in your home community*
- I have a job off-reserve*
- I own a home off-reserve*

# Housing Ecosystem Overview

- Yes, completely. I have no complaints
- Yes, somewhat. But I have complaints
- Not at all. I have complaints
- I don't care, as long as I have a roof over my head

20. What are the reasons for your current living situation not meeting your needs? (Choose all that apply)

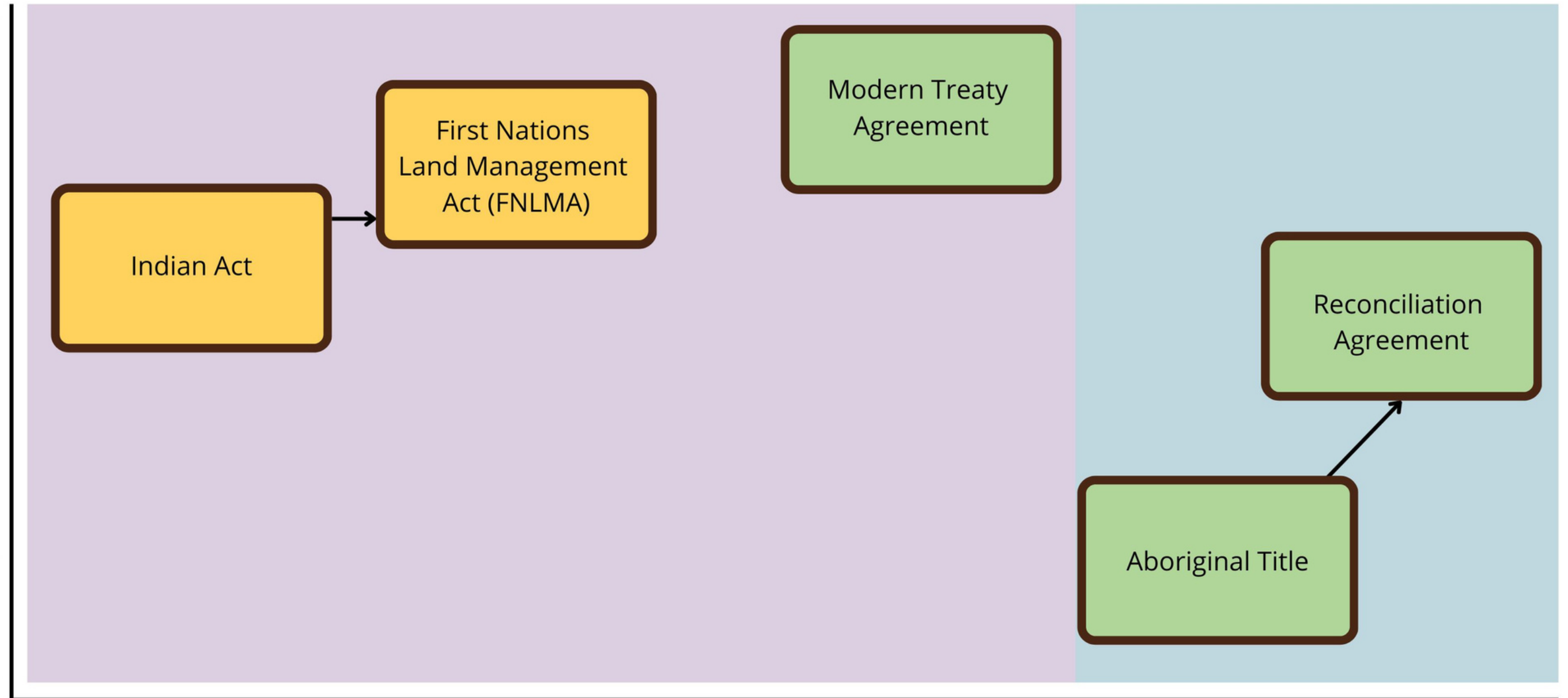
- My house is too small
- My house is too big
- My house needs major repairs
- Heating and electricity (or home energy) issues
- My house is overcrowded
- My house is unsuitable for my physical needs
- I have temporary accommodation
- I would like to own a house
- I have no privacy
- I feel unsafe
- Others (Please specify)



# 5 Common Governance Scenarios

**more certainty**  
re. designing,  
building,  
managing,  
zoning

**less certainty**  
re. designing,  
building,  
managing,  
zoning



**more constraints** in the options available for housing governance models

**more autonomy** for creating an innovative housing governance model

Purple = Must set up housing governance model under colonial legal structure  
Blue = Can set up a housing governance model under own cultural laws

Yellow = Land title is held with the Crown  
Green = Land title is held with the Band

# Title & Tenure

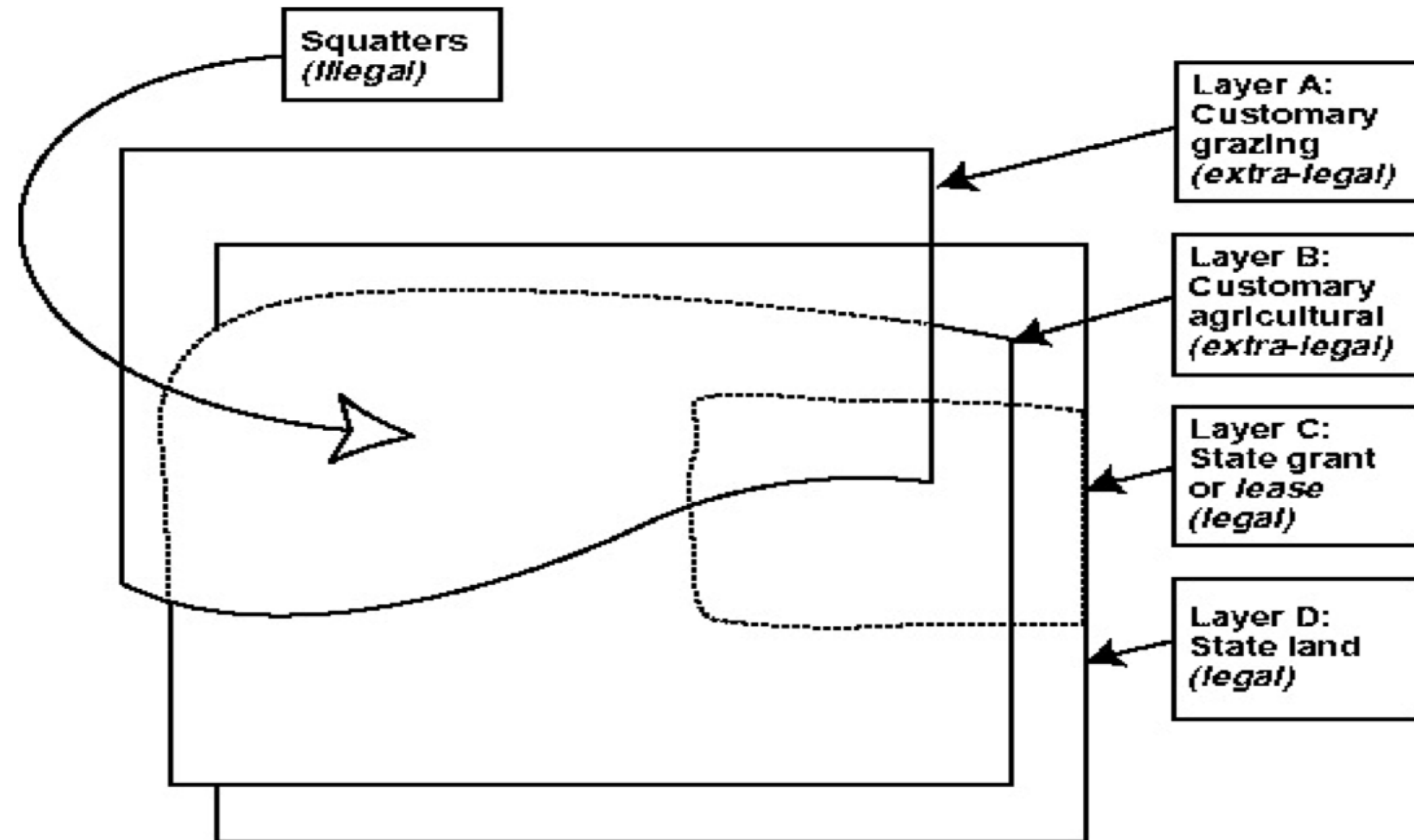
Land tenure refers to a relationship between people and land.

Implies a rule setting authority which sets the agenda for the territory

Title can be understood as a specific form of tenure with a specific menu of rights



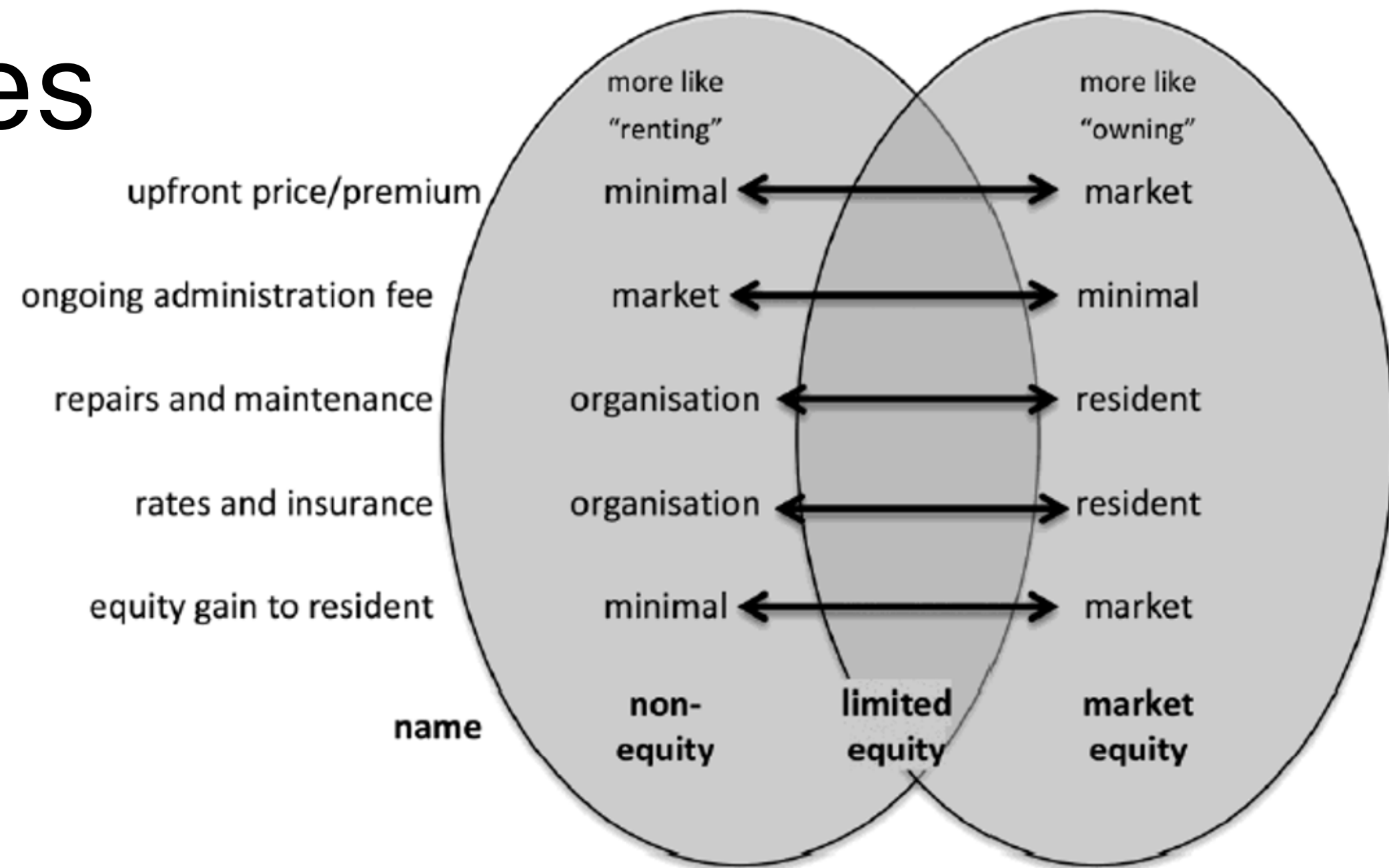
# Title & Tenure





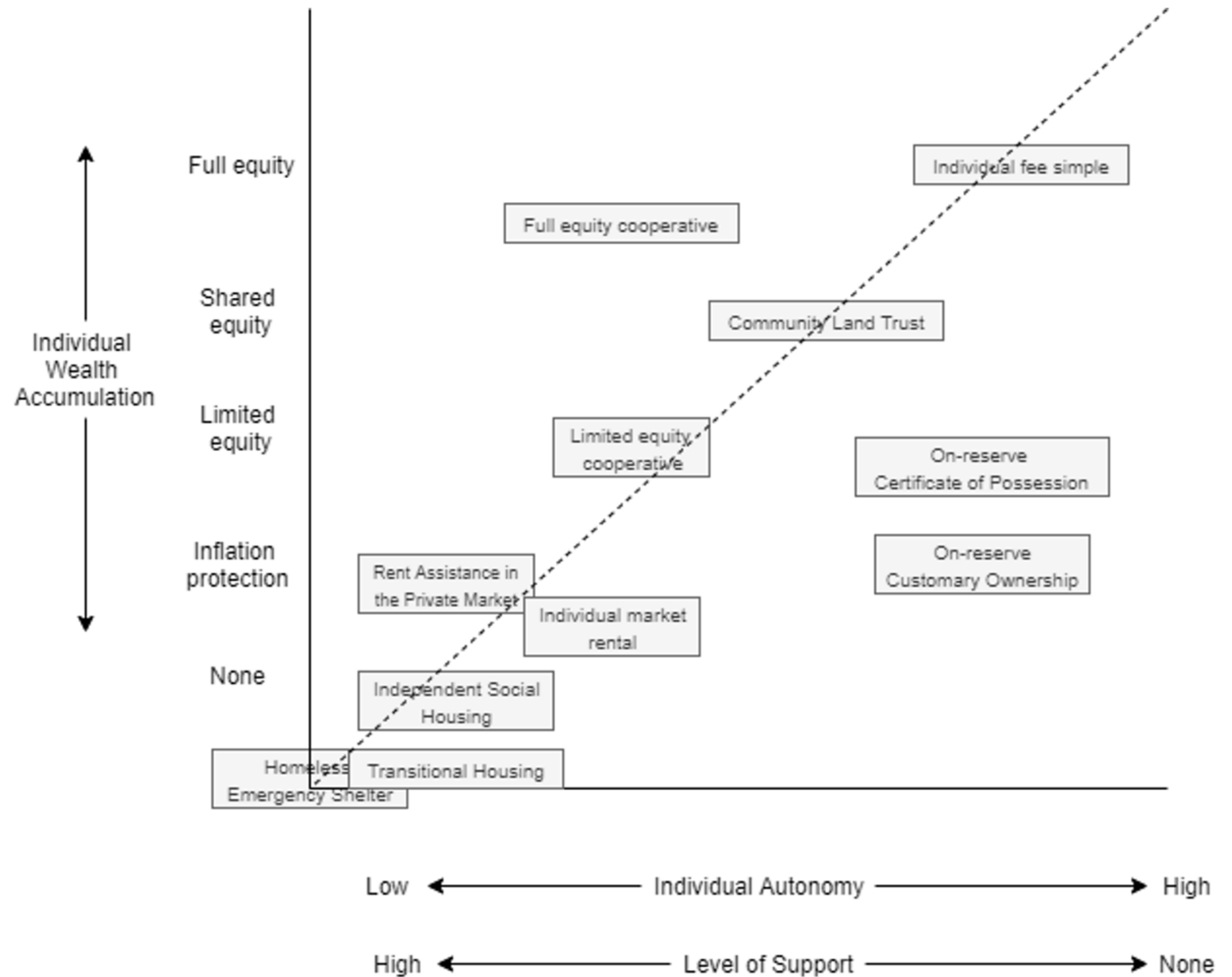
# Rights & Responsibilities

Figure 1: A spectrum of housing options according to key variables





# Housing Tenure Spectrum





# Land that owns itself

An emerging alternative to forms  
of title that commodify land

Growing precedent of territory being  
recognized with legal personhood

Whanganui River, New Zealand, 2017

Atrato River, Colombia, 2017

Muteshekau Shipu, Quebec, 2021





# Land that owns itself

An emerging alternative to forms  
of title that commodify land

Opportunity to recognize a territory with legal personhood.

The Nation could then be the trustees and caretakers of this territory.

Private entitlements could be generated based on stewardship.





# Next Steps

Expansion, Adaptation, Implementation





# Thank you!

## Contact us

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[kia@ecotrust.ca](mailto:kia@ecotrust.ca)

## Toolkit

[ecotrust.ca/toolkit/homelands](https://ecotrust.ca/toolkit/homelands)

