



Skwxwú7mesh Úxwumixw
Squamish Nation



**Hiyám
Housing**

Skwxwú7mesh Úxwumixw Housing Needs Assessment

Build 600 Affordable Homes Action Plan

March 2024

**Ta na wa Shéway I7xw ta Úxwumixw
(Planning and Capital Projects)**

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Sḱwḱwú7mesh Úxwumixw Housing Needs Assessment

Build 600 Affordable Homes Action Plan

Executive Summary

The number one priority of the Sḱwḱwú7mesh Úxwumixw is to house all Members within a generation. A favourable political, economic, and funding landscape has led the Nation to accelerate the timeline for new housing through the **Build 600 Affordable Homes Action Plan** ("600 Homes Plan"), with the goal of starting construction on 600 homes by the end of 2025, together with its partners its partners, Hiýám Housing and Nch'káy Development Corporation.

This Housing Needs Assessment was prepared to inform the 600 Homes Plan and housing planning over the next five years, including informing the Nation's Land Development Strategies and the work of Hiýám Housing in building new housing and administering the Home Loan Program, as well as providing information to Nation departments involved in housing delivery, including planning, permitting, construction, and providing complementary services. The Housing Needs Assessment identifies the immediate and long-term housing needs of Sḱwḱwú7mesh Úxwumixw.

Sḱwḱwú7mesh Úxwumixw Housing Continuum

Emergency Shelter & Short-Term Housing

- Permanent purpose-built shelters
- Temporary extreme weather shelters
- Emergency accommodation
- Transitional housing

Housing with Supports

- Housing with supports for people with disabilities, mental health challenges, and substance use disorders that require assistance to live independently
- Assisted living & residential care

Non-Market Housing

- Independent housing rented at below market and/or restricted to a specific population group
- Non-market home ownership can also be considered under this category

Market Rental Housing

- Independent rental housing rented at market rents
- Rent subsidies in the private market

Home Ownership

- Leasehold or fee simple (leasehold only on reserve)
- Multi-family is typically managed through a strata condominium structure, though can also be a coop

Housing Need Summary

This housing needs assessment identifies housing needed in Squamish Nation communities, working towards the Nation's goal of "bringing all Members home within a generation". A quarter of respondents to the Eshíhkw'iw's Chet reported that they did not wish to move back to the community. These Members may benefit from rental subsidies and Nation-affiliated housing off reserve.

Short Term: 2023 to 2028

To address overcrowding	195
To bring Members home	385
To Keep up with population growth (2023 to 2028)	165
To support those who are unhoused or experience housing instability	90
To support Elders who require dedicated support	50
Total	885

Medium to Long Term: 2028 to 2048

To bring remaining members home (who wish to return in the next 5 to 10 years)	90
To keep up with population growth (2028 to 2048)	530
Total	620

Major Repairs

In addition to the need for new homes, **205** existing homes require major repairs.

Bedroom Count and Affordability Levels, 2023 *

	Under \$1,000	\$1,000 to \$1,750	\$1,750 to \$2,250	\$2,250 to \$3,000	\$3,000 to \$5,000	Total
Studio	95	15	5	0	5	120
One bedroom	160	55	15	5	20	255
Two bedrooms	100	50	15	5	15	185
Three bedrooms	145	60	20	5	20	250
Four bedrooms or larger	40	20	5	0	5	70
Total	540	200	60	15	65	880

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Glossary

Eshíłhkwiws Chet	<i>we are all related, census of the Skwxwú7mesh Úxwumixw</i>
Skwxwú7mesh	<i>Squamish</i>
sníchim	<i>language</i>
Úxwumixw (capitalized)	<i>Nation</i>
úxwumixw (lower case)	<i>community, people, village</i>

1.0 Overview

The number one priority of the Skwxwú7mesh Úxwumixw is to house all Members within a generation, defined as 25 years. Among respondents to the Eslhíhkwíws Chet, the census of the Skwxwú7mesh Úxwumixw, 76% reported that they would like to move back to the community within the next five years, approximately 1,584 Members. ¹ For the past 40 years, the Nation has built primarily single-family dwellings. Continuing with this approach would require at least 100 years to house all Members if sufficient land could even be found to do so.

Hiyárm Housing was created in 2019 in response to an intensive engagement process which revealed that the number one priority for our community was ensuring that all Members were housed within a generation. The mandate for Hiyárm Housing is to build safe, equitable and affordable housing for Skwxwú7mesh Úxwumixw with a vision to be a leader in building safe, healthy, inclusive, affordable communities where our people are engaged and empowered. Hiyárm ta Skwxwú7mesh means “The Squamish Are Coming Home.”

Nch'kaý Development Corporation was created in 2018 as the economic development arm of the Nation. Among its projects include market housing developments that include Hiyárm-managed Member housing.

Through its diverse housing programs, and with Hiyárm Housing and Nch'kaý Development Corporation as partners, the Nation is pursuing ambitious new housing projects to achieve its goal of housing all Members.

1.1 Purpose

A favourable political, economic, and funding landscape has led the Nation to accelerate the timeline for new housing through the *Build 600 Affordable Homes Action Plan* (“600 Homes Plan”), with the goal of starting construction on 600 homes by the end of 2025.

This Housing Needs Assessment was prepared to inform the 600 Homes Plan and housing planning over the next five years, including informing the Nation’s Land Development Strategies and the work of Hiyárm Housing in building new housing and administering the Home Loan Program, as well as providing information to Nation departments involved in housing delivery, including planning,

¹ This figure differs slightly from figures reported elsewhere. For the purposes of consistency, this report uses Member population data from March 2023 throughout. The number of Members living in the community and away may fluctuate throughout the year and from year to year, and this figure should be considered a point-in-time estimate. The Eslhíhkwíws Chet found an additional 10% desired to move home within five to ten years so the total number of Members who wish to move home over the longer term is higher than this.

permitting, construction, and providing complementary services. The Housing Needs Assessment identifies the immediate and long-term housing needs of Sḵw̱x̱wú7mesh Úxwumixw.

1.2 Data Sources

This information in this document draws together information on the demographics and housing needs of Sḵw̱x̱wú7mesh Members, including recent community engagement and demographic statistics.

Figure 1: Data Sources

Engagement Data	Demographic Data
<ul style="list-style-type: none"> • <i>Úxwumixw 2050: Sḵw̱x̱wú7mesh Generational Plan</i> (Underway) • <i>Eshíhłkw'íws Chet</i>, the census of the Sḵw̱x̱wú7mesh Úxwumixw (2022) • <i>Hiyárh</i> Housing Engagement (2020) 	<ul style="list-style-type: none"> • Nation membership and housing inventory data • Household projections based on the <i>Eshíhłkw'íws Chet</i> (2023) • Statistics Canada census data, Indigenous Population Profile for Sḵw̱x̱wú7mesh Úxwumixw and Metro Vancouver (2021)

Together, these sources of information will help us plan for Member housing now and in the coming years. To understand the needs of households with Sḵw̱x̱wú7mesh Úxwumixw Members, this report relies primarily on the *Eshíhłkw'íws Chet*. Data from Statistics Canada is shown in some cases where better data is not available, when there is uncertainty about the results of the *Eshíhłkw'íws Chet* due to a low response rate for some questions, or when a comparison with regional statistics may be insightful.

Population and housing trends change over time. To stay relevant, this document should be updated at least every five years. The Nation is currently in the process of updating its Membership Code which is targeted towards the end of 2025. Current Membership regulations are leading to decreased numbers of young people acquiring Membership, which impacts the Nation’s overall demographic trends and may result in an underestimate of the Sḵw̱x̱wú7mesh population to be served by new housing. A change to the Membership Code will impact the number and demographics of the community serviced by the Nation. An update to this document will be needed when these changes have taken place.

2.0 Population Profile

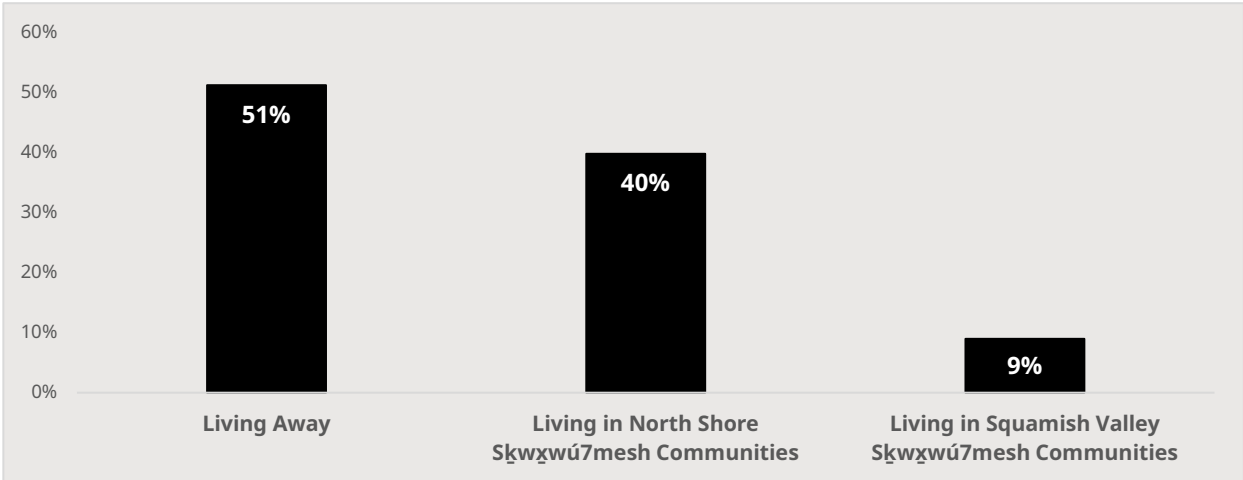
This section provides a snapshot of the population of Sḵw̱x̱wú7mesh Úxwumixw, including population growth trends and household characteristics. It relies on data primarily from the Eshíhkwíws Chet, including household projections prepared by Big River Analytics based on the Eshíhkwíws Chet. Some data from the Statistics Canada census is shown to highlight areas of data uncertainty or where other data sources are unavailable.

2.1 Current Population

As of March 2023, there were an estimated 4,068 Members of Sḵw̱x̱wú7mesh Úxwumixw. Across the Nation’s Membership, 61% of Members live in the Lower Mainland, 10% in the Squamish Valley, 21% in other parts of BC, and 8% outside of BC (in other provinces or in another country). An estimated 1,984 Indigenous people live in nine Sḵw̱x̱wú7mesh communities, or 49% of all Members (Figure 2), including 40% that live on the North Shore and 9% that live in the Squamish Valley.

A detailed breakdown of Member population by village is shown in Figure 3.

Figure 2: Population, 2021



Source: Sḵw̱x̱wú7mesh Úxwumixw, Members List, March 21, 2023.

Figure 3: Population in Sᓄwᓄwú7mesh Communities, 2023

Community	Population	Proportion
Xwmélch'tstn (Capilano No. 5)	1,019	51%
Eslhá7an (Mission No. 1)	497	25%
Wíwᓄ'ém (Waiwaikum No. 14)	159	8%
Ch'ích'elxwi7ᓄw (Seymour Creek No. 2)	103	5%
St'á7mes (Stawamus No. 24)	108	5%
Ch'iyáᓄmesh (Cheakamus No. 11)	35	2%
Kawtín (Kowtain No. 17)	30	2%
Yékw'apsem (Yekwaupsum Indian No. 18)	33	2%
Total	1,984	100%

Source: Sᓄwᓄwú7mesh Úxwumixw, Members List, March 21, 2023.

Additional data on the age and geographic distribution was compiled in December 2023 (see Appendix for full summary). Key findings from this data are presented below; note that totals differ slightly from those shown above.

2.2 Sᓄwᓄwú7mesh Households

The Members List does not track detailed household information, so this section relies the results of the 2022 Eslhíhkw'íws Chet and on proxy data from the Statistics Canada 2021 census. Statistics Canada census identified 665 Indigenous households living in Sᓄwᓄwú7mesh communities in 2021, with an average household size of 3.3 persons per household, larger than the regional average of 2.5 persons per household. ²

² Statistics Canada identifies an Indigenous household as one of the following: i) a non-family household in which at least 50 per cent of household members self-identified as Indigenous people; or ii) a family household that meets at least one of two criteria: a) at least one spouse, common-law partner, or lone parent self-identified as an Indigenous person; or b) at least 50 per cent of household members self-identified as Indigenous people. The Eslhíhkw'íws Chet identifies a Sᓄwᓄwú7mesh household as one where at least one person in the household is a Sᓄwᓄwú7mesh Member.

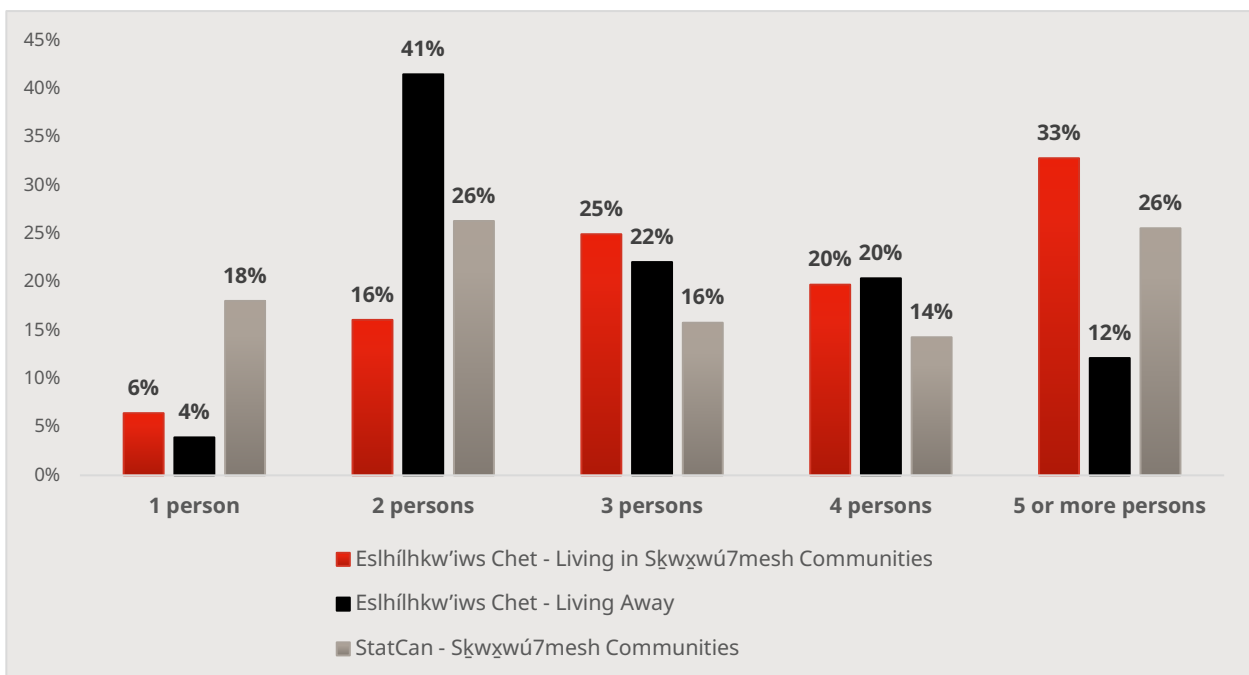
2.2.1 Household Size

Figure 4 shows the distribution of household sizes of Sḱwḱwú7mesh Members living in Sḱwḱwú7mesh communities and away from home. Data from both the Eslhíłhkwiws Chet (2022) and the Statistics Canada census (2021) is shown for reference. Large discrepancies between the censuses should be noted for housing planning as there is uncertainty about the true household size distribution of Sḱwḱwú7mesh households.

Compared to Metro Vancouver households, households living in Sḱwḱwú7mesh communities are larger. This may be due to family sizes and multi-generational family arrangements. However, it may also highlight overcrowding (See Section 3.3).

Sḱwḱwú7mesh households living away from home are much more likely to be smaller than those living on reserve, especially two person households. The Nations' housing supply is predominantly single-family housing, favouring larger households compared to the regional housing stock, and there are few options for small households in Sḱwḱwú7mesh communities.

Figure 4: Household Size, Sḱwḱwú7mesh Members



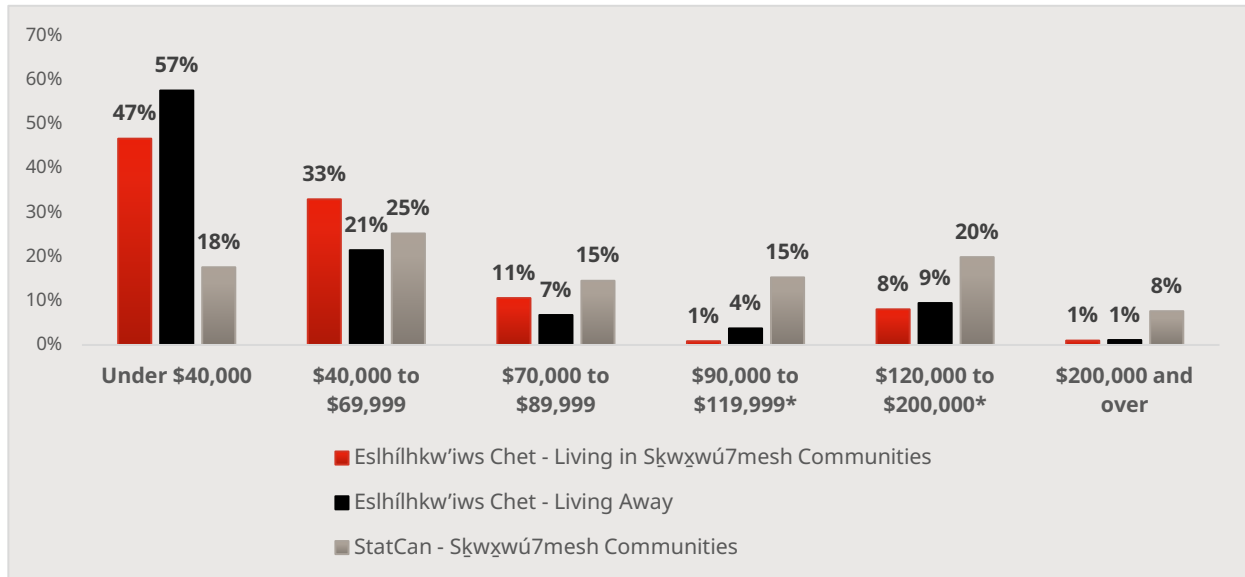
Source: Eslhíłhkwiws Chet, 2022. Statistics Canada, Census, 2021. StatsCan data shown for Sḱwḱwú7mesh Úxwumixw only includes households with members who identify as having Indigenous identity. Non-Indigenous households are not shown.

2.2.2 Household Income

Figure 5 shows household income data from the Eshíłhkwi's Chet for Member households living in S̄kw̄xwú7mesh communities and away from home. This data indicates that Members living in S̄kw̄xwú7mesh communities are more likely to have very low incomes (under \$40,000) than those living away from home.

Figure 5 also shows Statistics Canada household income data for Indigenous households S̄kw̄xwú7mesh communities for reference. It is unclear why there is such a large discrepancy between the Eshíłhkwi's Chet and Statistics Canada data. There may be data quality issues in both data sets. The Statistics Canada data may under-represent lower income households as these households are less likely to complete a tax return. The Eshíłhkwi's Chet represents households who completed the survey, and many chose not to provide income information which leave data gaps. In general, households are less likely to give out income-related data on a voluntary survey than for other types of demographic questions.

Figure 5: Household Income, S̄kw̄xwú7mesh Members



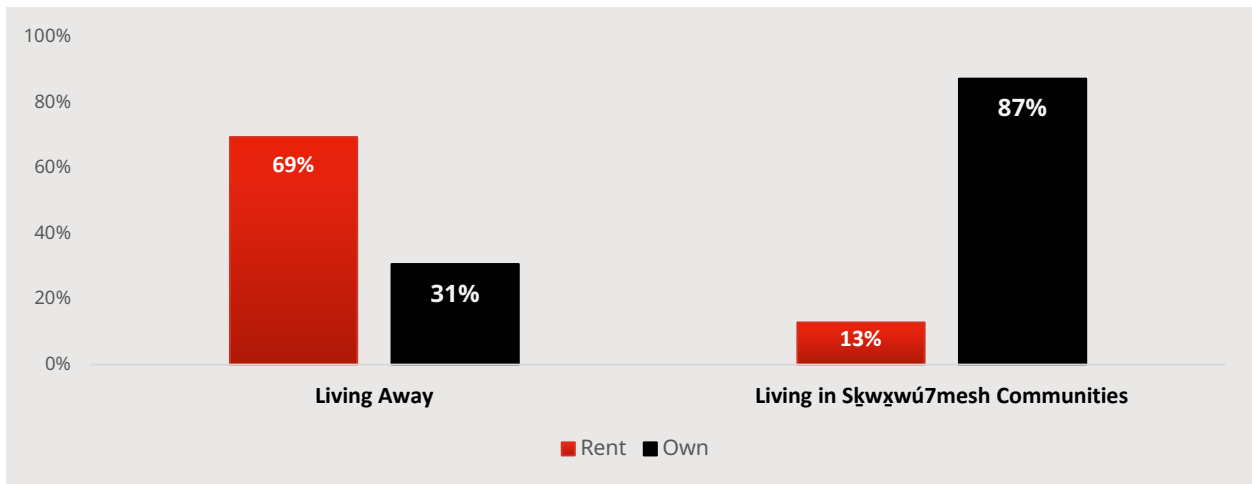
Source: Eshíłhkwi's Chet, 2022. Statistics Canada, Census, 2021 (based on 2020 tax returns).

Note that the information for S̄kw̄xwú7mesh Úxwumixw only includes households with members who identify as having Indigenous identity.

2.2.3 Tenure

Figure 6 shows estimated tenure distribution for Sᓄwᓄwú7mesh Members living in Sᓄwᓄwú7mesh communities and away from home. While homeownership through the Nations home allocation program is the predominant form of housing in Sᓄwᓄwú7mesh communities, Members living away from home are more likely to rent. There are currently very few opportunities to rent housing in Sᓄwᓄwú7mesh communities. These figures will change as new Hiýárh affordable rental housing opens.

Figure 6: Tenure, Sᓄwᓄwú7mesh Úxwumixw Members



Source: Eslhíhkw'iws Chet, 2022.

3.0 Housing Profile

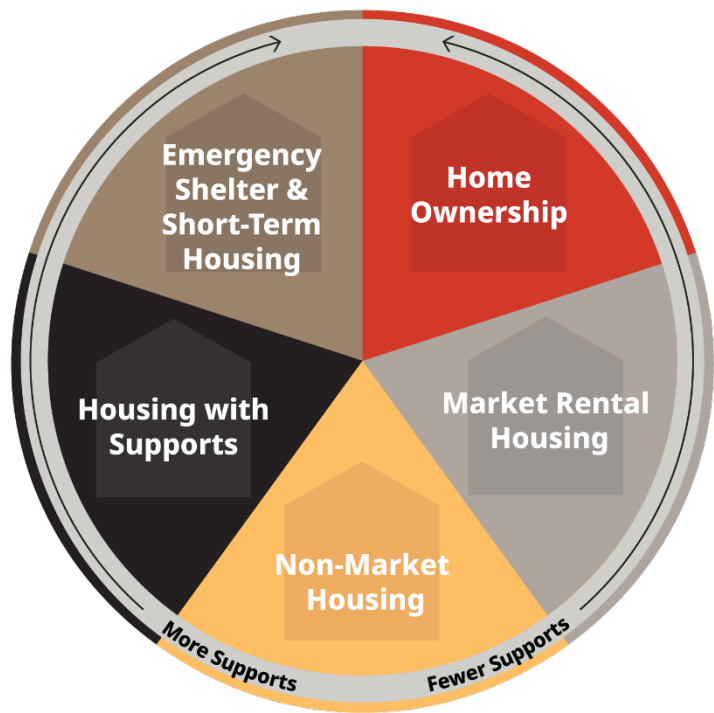
This section provides an overview of Sḱw̱x̱wú7mesh Úxwumixw housing, including the number and type of units, period of construction, number of bedrooms, state of repair, and other information. It draws on data from the Nation’s housing inventory, Statistics Canada census, the Eshlílhkwiws Chet, and consultation with the Planning and Capital Projects department and Hiyááh Housing.

3.1 Housing Continuum

A healthy housing system requires a diverse range of housing typologies. The housing continuum (Figure 7) describes the range of tenures and levels of support offered by different types of housing. While the housing continuum is often depicted linearly, the circle format highlights a healthy and sustainable housing system that can meet the dynamic needs of individuals and families.

All these types of housing can be provided at different densities, whether that is through a single detached form, a townhouse, or an apartment building. A summary of the housing system of the Sḱw̱x̱wú7mesh Úxwumixw is shown in Appendix A.

Figure 7: Sḱw̱x̱wú7mesh Úxwumixw Housing Continuum



3.2 Housing Supply

This section looks at the entire Sḱw̱x̱wú7mesh Úxwumixw housing supply, including 314 units currently under construction. It does not include units that are planned but where construction has not started, e.g., Orwell project and Phase 3 and 4 of Sehákw. The homes under construction represent a 45% increase in the Nation’s housing stock. Note that there are other types of housing in Sḱw̱x̱wú7mesh that are operated privately through land leases, such as the mobile home park and private market rental housing serving non-Members; information on these is not included here.

Figure 8: Housing Stock, Skwxwú7mesh Úxwumixw, 2023

Community	Single Detached ^a	Low Density Multi-Family ^b	Apartment ^c	Total
Xwmélch'tstn (Capilano No. 5)	346	33	129	508 (51%)
Eslhá7an (Mission No. 1)	128	41	0	169 (17%)
Sehákw (Kitsilano No. 6)	0	0	128	128 (13%)
Wíwkw'em (Waiwaikum No. 14)	33	23	0	56 (6%)
Si'yích'em (Seaichem Indian No. 16)	1	0	27	28 (3%)
Ch'ích'elxwi7kw (Seymour Creek No. 2)	27	0	0	27 (3%)
St'á7mes (Stawamus No. 24)	32	0	0	32 (3%)
Ch'iyákwmesh (Cheakamus No. 11)	18	2	0	20 (2%)
Kaw'tín (Kowtain No. 17)	12	0	0	12 (1%)
Yékw'apsem (Yekwaupsum Indian No. 18)	10	0	0	10 (1%)
Total	607	99	284	990

Source: Skwxwú7mesh Úxwumixw, Planning and Capital Projects department, 2023. Hiyárn Housing, Current Projects, 2023.

^a Includes 9 homes currently under construction.

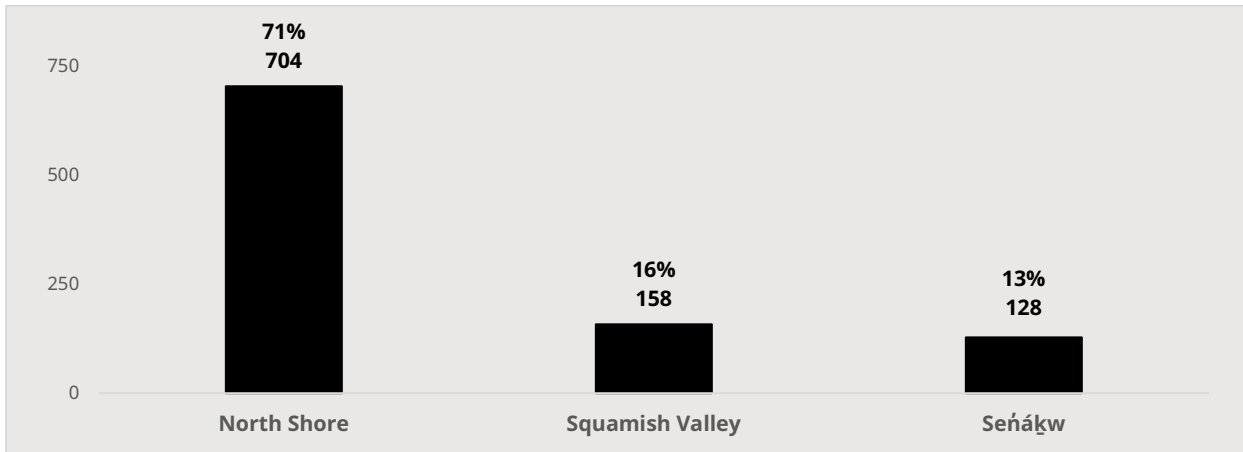
^b Includes a duplex, a fourplex, and 64 townhouses, as well as 21 townhomes under construction as part of Chenkw Ernúť.

^c All 284 units are currently under construction.

The distribution of dwelling types across the region is shown in Figure 8 for comparison. Limited land and high demand for housing across Metro Vancouver have shifted housing towards higher density and multi-family forms.

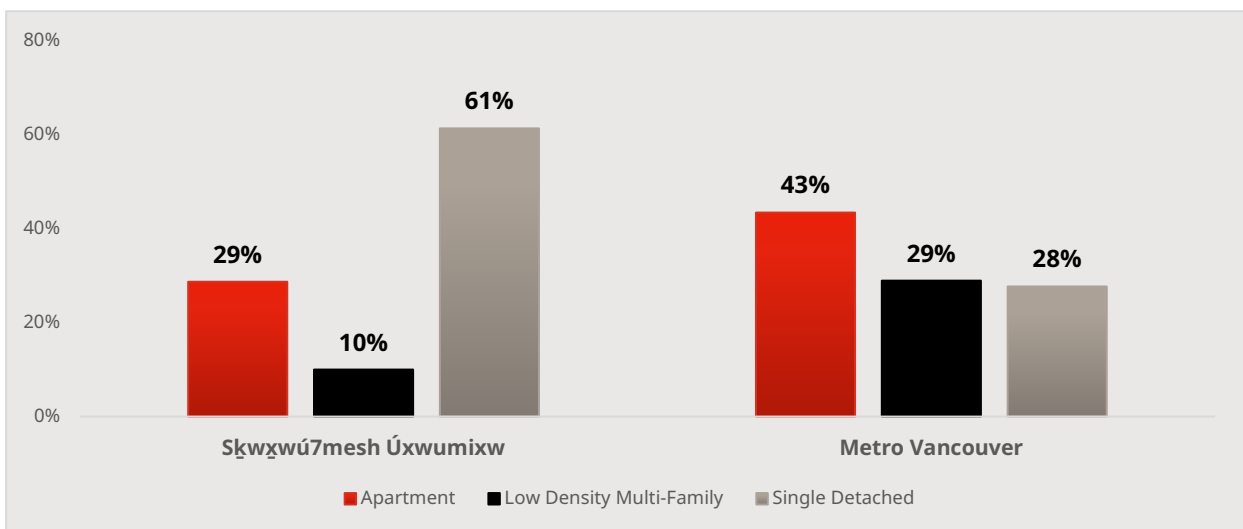
Figure 9 shows the regional distribution of the Nation's housing stock, including homes under construction, with most homes located on the North Shore. The distribution of dwelling types across the region is shown in Figure 9 for comparison. Limited land and high demand for housing across Metro Vancouver have shifted housing towards higher density and multi-family forms.

Figure 9: Regional Distribution of Housing Stock, Sḵw̱x̱wú7mesh Úxwumixw, 2023.



Source: Sḵw̱x̱wú7mesh Úxwumixw, Planning and Capital Projects department, 2023. *Hiyám Housing, Current Projects, 2023.*

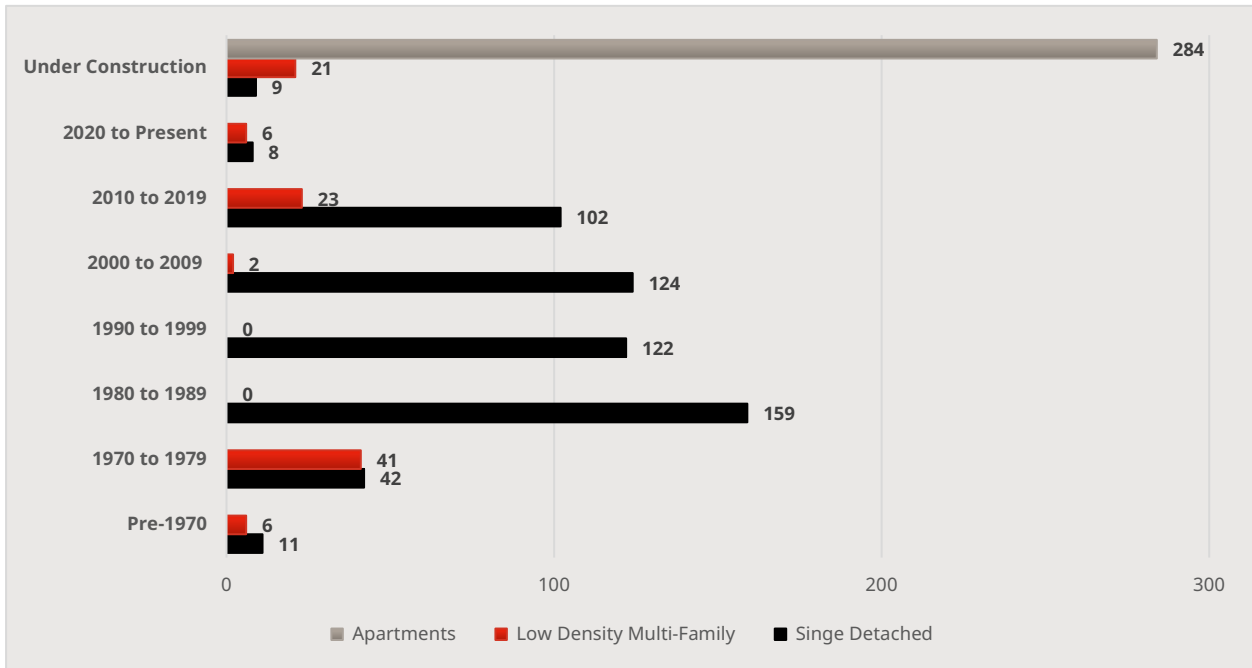
Figure 10: Housing Stock, Sḵw̱x̱wú7mesh Úxwumixw and Metro Vancouver, 2023 and 2021.



Source: Sḵw̱x̱wú7mesh Úxwumixw, Housing Inventory, 2023. Statistics Canada, Census, 2021. Data for Sḵw̱x̱wú7mesh Úxwumixw includes under construction units. Low Density Multi-Family includes the following categories: semi-detached house, row house, apartment or flat in a duplex, other single-attached house, and movable dwelling. In the case of Sḵw̱x̱wú7mesh Úxwumixw, it refers exclusively to townhouses.

Figure 11 shows the period when Sḵw̱x̱wú7mesh Úxwumixw homes were constructed, by dwelling type. Between 1980 and 2019, the Nation averaged 128 new single-family homes per decade, or 13 per year. Recent construction has demonstrated a significant shift in housing form towards multi-family apartments, resulting in a large increase in housing construction. As homes age, they will eventually need to undergo renovation, replacement, or – over longer periods of time – redevelopment to new forms.

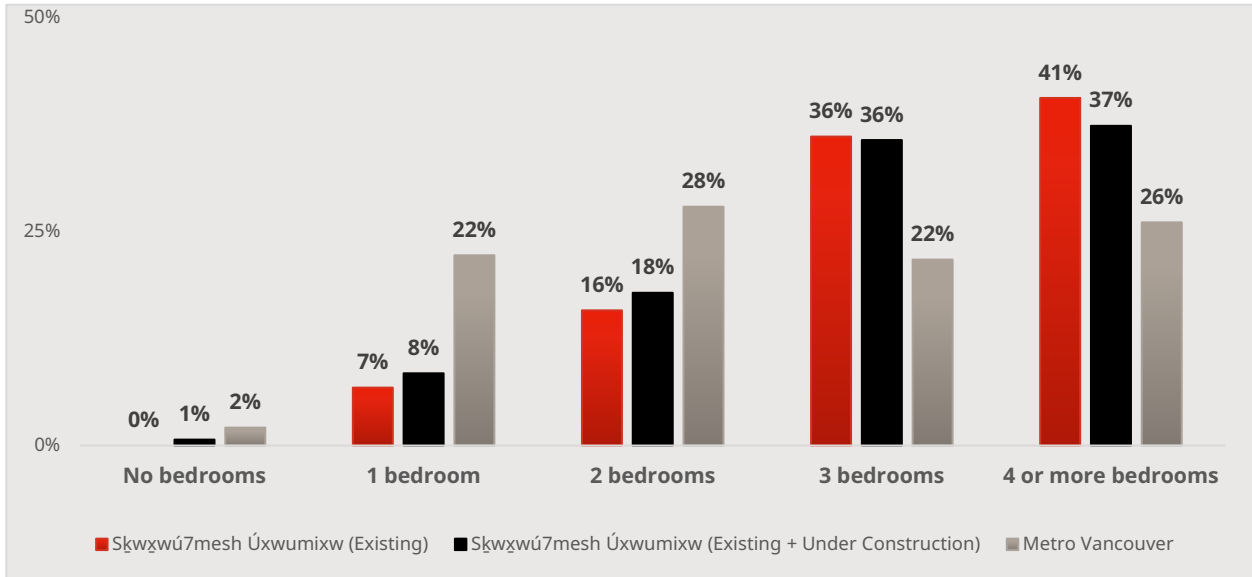
Figure 11: Housing Stock, Period of Construction, Słkwłwł7mesh Úłwumixw, 2023



Source: Słkwłwł7mesh Úłwumixw, Housing Inventory, 2023. There are 30 single family homes for which the date of construction is not known, and they are not shown on this graph.

Figure 12 shows dwelling sizes based on the number of bedrooms for Słkwłwł7mesh Úłwumixw based on its existing housing stock in 2021, including both existing and under construction stock, with Metro Vancouver for comparison. The graph shows how the Nation’s housing stock is changing with the construction of new multi-family housing. While the Nation is not losing any larger units, it is starting to increase the supply of smaller units (studio, one-bedroom, and two-bedroom units). Compared to the region, Słkwłwł7mesh Úłwumixw has a much higher proportion of homes with three, four, or more bedrooms. This reflects the current housing stock which is mostly single detached dwellings. It also reflects larger household sizes.

Figure 12: Housing Stock, Number of Bedrooms, Słkwxwú7mesh Úxwumixw and Metro Vancouver, 2021



Source: This data is drawn from Statistics Canada, Census, 2021, and supplemented by Słkwxwú7mesh Úxwumixw bedroom counts for units under construction. Note that the Statistics Canada information for Słkwxwú7mesh Úxwumixw only indicates households with members who identify as having Indigenous identity.

3.3 Known Challenges

Overcrowding

CMHC considers housing to be suitable if “there are enough bedrooms for the size and make-up of resident households” (CHMC, 2019). This indicator is typically collected by Statistics Canada through the national census and the definition of suitability is based on the National Occupancy Standard. The National Occupancy Standard defines suitable housing according to the following criteria:

- A maximum of two persons per bedroom
- Couples share a bedroom and single parents have a separate bedroom from children
- Household members 18 years of age or over have separate bedrooms
- Children 5 to 18 years of age may share a bedroom if they are the same sex
- Children under 5 may share a bedroom with other children of any sex

This is an imperfect measure that does not factor in different familial and cultural preferences. It is not intended to be a rule or a guideline, but it can be used as a high-level measure of overcrowding.

Data from Statistics Canada for Indigenous households living in Sḵw̓x̓wú7mesh communities indicated that 11% (75 households) lived in unsuitable housing, meaning the home was overcrowded based on the National Occupancy Standard. Across Metro Vancouver, 6% of all Indigenous households live in unsuitable housing. This indicates that households in Sḵw̓x̓wú7mesh communities face much higher rates of overcrowding.

Desire for More Space

The Eshíłhkwiws Chet asked Members about their housing suitability, based on the question “I have enough space in my home right now”. It should be noted that this question is a subjective measure and cannot necessarily be considered a measure of overcrowding like the National Occupancy Standard. A household may feel they do not have enough space for many reasons—e.g., because they need an office to work from home, or a guest room for visiting family, or for other preferences—but this does not mean they are living in overcrowded conditions. This information may identify households who would move to a larger home if one became available.

The findings below are drawn from the Eshíłhkwiws Chet. Across all respondents, half reported that they have enough space in their home.

- Respondents living in Sḵw̓x̓wú7mesh communities were much more likely to report that they did not have enough space in their current housing (24%) than those living away from home (16%).
- Only 44% of respondents said that their current home would meet their family’s future needs. This indicates that if a larger housing option as available, many Sḵw̓x̓wú7mesh Members may be willing to move. Respondents living in Sḵw̓x̓wú7mesh communities were more likely than respondents away from home to report their current home would not meet their future needs.
- Almost half of young adults reported that they didn’t have enough space (49%) compared to 34% of older adults and 20% of Elders.

Housing Condition

Statistics Canada found that 20% of homes occupied by Indigenous households on Squamish Nation lands (135 homes) required major repairs in 2021, compared to only 5% across the region. The Eshíłhkwiws Chet found significant geographic differences in the condition of homes. The Eshíłhkwiws Chet reported the following:

- 13% of Members living away from home lived in homes requiring major repairs
- 28% of Members in North Shore Skwxwú7mesh communities lived in homes requiring major repairs
- 34% of Members in Squamish Valley Skwxwú7mesh communities lived in homes requiring major repairs

Based on data from the Eslhíhkwíws Chet, it is estimated that 205 households in Skwxwú7mesh communities may live in homes requiring major repairs.

3.4 Regional Context

Colonial development on Skwxwú7mesh homelands has created one of the most expensive and constrained housing markets in the world. This section provides a brief snapshot of the regional context, specifically Metro Vancouver and Squamish Valley area, to highlight the housing conditions that Members living away from home may experience. Many Members live outside of these regions and this information is not intended to reflect all experiences.

Overall Housing Need

- Core housing need is a national housing indicator. It identifies households living in a home that is unaffordable, unsuitable, and/or requiring major repairs, *and* whose income is not high enough to afford a better option in the same community. 17% of Metro Vancouver households and 11% of Squamish-Lillooet Regional District (SLRD) households are in core housing need. This jumps to 27% among Metro Vancouver renters and 20% of SLRD renters. (Statistics Canada, Census, 2021.)
- Core housing need is higher for renter households (27.2%) compared to owner households (10.9 %). In the region, Indigenous renter households face slightly higher rates of core housing need (28.7%), while Indigenous owner households face slightly lower rates of core housing need (8.8%). The majority of Indigenous households in Metro Vancouver rent their home while the majority of non-Indigenous households own their home.
- 2021 core housing need should be treated with caution as the impact of pandemic-related income supplements. The results understate overall core housing need.

Homeownership

- The table below shows the benchmark prices for homes in Metro Vancouver as reported by the Real Estate Board of Greater Vancouver for July 2023, and shows the estimated monthly mortgage payment for each of these, assuming a 20% down payment and a five-year fixed mortgage rate of 6.34% (rate on August 30, 2023, when the analysis was completed). The actual cost of housing would be much higher when insurance, strata fees, utilities, property taxes, and other expenses are added. These figures reflect the extremely high cost of homeownership in the region.

Figure 13: Cost of Homeownership, Metro Vancouver, 2023

Housing Type	July 2023 Benchmark Price	Estimated Mortgage Payment
Single detached house	\$2,012,900	\$10,630 per month
Townhouse	\$1,104,600	\$5,835 per month
Apartment	\$771,600	\$4,075 per month

Source: REBGV, Monthly Market Report, July 2023. TD, Today's Mortgage Rates, August 30, 2023.

Market Rental

- A healthy rental vacancy rate is between 3% and 5%. The rental vacancy rate was 0.9% in Metro Vancouver and 0% in the Squamish area as of 2023. (CMHC Housing Market Information Portal, 2024)
- In the past five years alone, the median rent increased by 30% in the Vancouver region and 57% in the Squamish area. (CMHC Housing Market Information Portal)
- Market data shows the median rent in Vancouver was \$2,838 for a one-bedroom and \$5,000 for a three-bedroom apartment as of August 30, 2023, when the data was accessed. (Zumper. This data was not available for the Squamish area.)

Non-Market Rental

- The region is facing a dire shortage of non-market rental. As of 2022, 14,867 households were waiting for non-market housing through BC Housing's Housing Registry (waitlist). The number of households waiting for non-market housing increased by 39% between 2016 and 2021. The actual number of households is higher as the figure above does not include independent non-profit waitlists which are not compiled centrally. (Metro Vancouver Housing Data Book 2022)

Homelessness

- The 2023 Homeless Count in Greater Vancouver saw a marked increase in the number of people identified as experiencing homelessness. 4,821 people were identified through the Count, a 32% increase compared to 2020. The Count is known to be an undercount and should be considered the minimum number of people estimated to be experiencing homelessness on the day of the study. The total number of people experiencing homelessness at any given time, including those experiencing hidden homelessness such as couch surfing or living in cars, is much higher. 33% of respondents identified as Indigenous, even though only 2% of the region's population is Indigenous. Indigenous people face higher risks of homelessness because of underfunding in housing by the federal government, the effects of intergenerational trauma caused by colonial conditions such as residential schools, the removal of Indigenous children from their families, and the experience of racism and discrimination. While the Homeless Count does not identify the specific Nation of Indigenous respondents, this information is included to highlight the context facing people who become unhoused in the region and reflects the shortage of housing across the region.
- The 2023 Homeless Count in the District of Squamish identified 119 experiencing homelessness, compared to 107 identified in 2021. 32% of respondents identified as Indigenous, compared to only 18% in 2021, a significant increase. Indigenous people make up 5% of the general population.

4.0 Housing Need

4.1 Housing Undersupply

Across Canada, there are an average 440 dwellings for every 1,000 residents (Statistics Canada, Census, 2021).³ In contrast, there are currently only 166 dwellings on Sḵw̓x̓wú7mesh Úxwumixw reserves per 1,000 Members as of 2023, highlighting the significant gap in housing availability that prevents Members from moving to the community. This will increase to 243 per 1,000 Members when housing that is currently under construction is completed and occupied over the next one to two years. If Sḵw̓x̓wú7mesh Úxwumixw had a comparable number of dwellings per 1,000 Members as the Canadian average, there would be 1,790 dwellings in Sḵw̓x̓wú7mesh communities (assuming all Members lived in the community).⁴

- The figures above highlight the extraordinary gap in housing provision for Sḵw̓x̓wú7mesh Úxwumixw, a legacy of colonial policies and historical underinvestment from the federal government in housing and infrastructure in Indigenous communities.
- The table below outlines this analysis in further detail. This analysis is intended to be high level and uses the following inputs and assumptions for the purpose of simplicity:
- 1,984 Members are estimated to be living in Sḵw̓x̓wú7mesh communities as of 2023.
- The Eshlílkwíws Chet found that 76% of Members who currently live away from home reported a desire to move home within the next five years if housing was available. This would be 1,584 Members out of the estimated 2,084 currently living away from home. Approximately 10% Members, or 210, are estimated to desire moving to Sḵw̓x̓wú7mesh communities within the next 5 to 10 years. They are not included in the analysis in this section but are identified in long term housing needs reported in Section 5. Those who indicated they were not interested in moving to Sḵw̓x̓wú7mesh communities are excluded from the analysis in this report.
- Dwellings currently under construction or recently completed are included and all dwellings under construction are assumed to serve Members currently living away from home. This is for the simplicity of the analysis. Once constructed the homes will be occupied by a mix of Members living

³ The average number of dwellings per 1,000 inhabitants for OECD countries is 468 dwellings per 1,000 inhabitants. This means that Canada in general has a more constrained housing supply than many other countries. (OECD Affordable Housing Database)

⁴ Some Sḵw̓x̓wú7mesh Members live in blended families with non-Members so the number of dwellings required to house all Squamish Members and any non-Member relatives would be higher.

in the community and away from home. The number of total units needed does not change with how these units are accounted for. Population growth or changes to the Membership Code are not considered.

The results of the analysis in Figure 14 demonstrate the significant remaining need, even factoring in homes currently under construction.

Figure 14: Housing Undersupply

	Population (2023)	Dwellings (2023)	Dwellings per 1,000 Members	Dwellings Needed to Meet Canadian Average	Housing Shortfall*
Sḵwx̱wú7mesh communities	1,984	676 (Currently occupied)	341	873	195
Living away and wanting to move back	1,584	314 (Under construction or recently completed)	198	697	385
Total	3,568	990	271	1,570	580

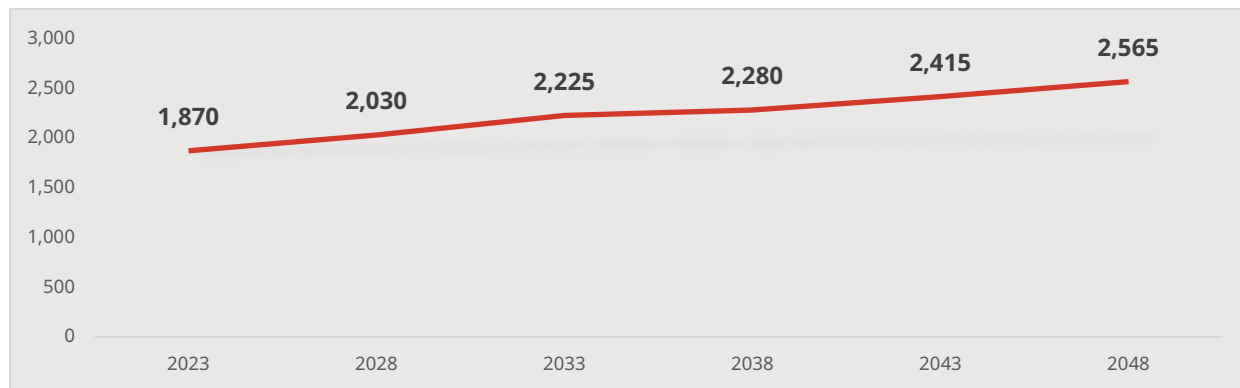
*The figures in this column have been rounded to the nearest multiple of 5.

4.2 Housing Needed to Meet the Needs of Population Growth

Custom population projections were prepared for the Nation by Big River Analytics, including future household estimates. Figure 15 shows the estimated total number of households led by a Sḵwx̱wú7mesh Member in five-year increments. Note that these household projections only reflect households led by a Sḵwx̱wú7mesh Member. This means that households led by a non-Member would not be accounted for in these projections and the actual number of households with Sḵwx̱wú7mesh Members is higher. These projections are also based on the current Membership Code. The Membership Code is currently under review and expected to be updated in 2024.

The table below shows the net additional households anticipated over each five-year period. Over the next 25 years, the number of households with Sḵwx̱wú7mesh Members is estimated to grow by 695 households, or 37%. These figures are used to estimate anticipated housing need to address population growth.

Figure 15: Estimated Number of Households with Skwxwú7mesh Members, 2023 to 2048*



*Numbers have been rounded to the nearest multiple of 5.

Figure 16: Net Additional Households with Skwxwú7mesh Members, 2023 to 2048*

	2023 to 2028	2028 to 2033	2033 to 2038	2038 to 2043	2043 to 2048	Total (2023 to 2048)	% Increase
Net Household Growth	165	190	55	135	150	695	37%

*Numbers have been rounded to the nearest multiple of 5.

4.3 Housing Needed for Members Experiencing or At Risk of Being Unhoused

3% of respondents to the Eshíhkwíws Chet reported that they did not have a stable place to live and were “temporarily staying with others, in a hotel, in a shelter, or living outside”. If this number is applied to the overall population of Skwxwú7mesh Members (4,068 as of March 2023), this would mean 122 Members could be currently unhoused, including those experiencing sheltered, unsheltered, hidden, and visible forms of homelessness. It is not known how many of these Members also have children that may be at risk of becoming unhoused. This figure should be approached with caution as those who are unhoused or unstably housed are most often underrepresented in community engagement. This figure is likely an undercount but can be used as a starting point for identifying the number of unhoused Members and planning for needed housing and supports.

The Nation has recently completed 82 units that will be focused on supporting those currently unhoused or at risk of becoming unhoused. These are currently being tenanted. Hiýá’r reports there are 91 additional applicant households waiting for supportive housing, including 36 in the Squamish Valley and 55 on the North Shore. At minimum 91 additional units are needed to address all remaining unstably housed Members (number has been rounded). These may be a combination of independent

housing and housing with supports. It is assumed that units to serve this population should be at the provincial shelter rate, though individual and household needs may vary. For those that are without stable housing, the Eshíhkwíws Chet identified that affordable market housing, secondary suites, and non-profit or subsidized housing was most needed.

There are also 15 Members currently receiving 24/7 support in a project operated by Lu'ma Native Housing Society (Travel Lodge). This site is scheduled for redevelopment in May 2024 with a permanent replacement option just approved.

The Nation also administers an emergency temporary accommodation program through a local motel for individuals and families who find themselves unhoused. Approximately 15 to 20 individuals/families access this program at any given time. The Temporary Accommodation Program has housed approximately 120 individuals since 2020, with a gender split of 55% male, 45% female and no gender non-binary individuals. Members in the 40 to 65 age range made up most program participants (55%), followed by age 18 to 39 (40%) and ages 65 and over (5%). A greater number of young females and more middle-aged men accessed the program, with an even gender split amongst Elders. The average length of stay was 22 days. Of Members who accessed this program, four went on to access treatment after their stay and 19 have accessed permanent housing.

The program in its current form will run until March 30, 2024, and then will be replaced by an emergency response program informed by Member needs. A two-year transition plan will continue to monitor the specific housing and support needs of this demographic, with improvements and data collection to better serve, plan for, and monitor Member needs, including the impact of the new housing developments. The emergency temporary accommodation program offers a stop-gap measure for individuals and families who continue to be experiencing homelessness. There will continue to be a need for emergency temporary accommodation to ensure households remain housed in the face unexpected life events.

An evaluation of the temporary accommodation program has determined that in addition to the ongoing hotel accommodation, options with different levels of support are needed, including a Skwxwú7mesh-led transition or safe house, Indigenous coordinated access, and outreach and housing support. These supports are critical to address immediate and ongoing needs of the community as longer-term planning continues. External and internal partnerships will seek to align emergency accommodation, cultural supports, and access to basic needs with the diversity of Member needs. Work is also underway to determine prioritization for the five Nation-operated Social Houses currently utilized for emergency accommodation, including providing interim housing for Members without housing due to major repairs/replacement of homes due to fire and other health and safety reasons.

4.4 Housing Needed for Elders

As of March 2023, there were 447 Skwxwú7mesh Members aged 65 years of age or older (11%), including 206 living in North Shore communities, 52 living in Squamish Valley communities, and 189 living away from home. ⁵ There were also 502 Junior Elders (55 to 64 years old). Skwxwú7mesh Elder-led households are a growing population. By projection estimates, Skwxwú7mesh Elder-led households over age 55 are anticipated to grow from approximately 760 households in 2023 to over 1,200 between by 2048, an increase of over 60% and making up approximately 70% of net household growth by 2048.

Ensuring existing Elder homes are in good repair with access to quality home care supports when and as needed provide safety and well-being in the Squamish Valley and North Shore. Aging in place is one of several diversity of housing and care options for Elders. Although physical disability is the highest health concern for Elders, most can live independently, either on their own or with their partner or family members. When it comes to new housing, feedback through engagement with Elders has indicated a variety of preferences with some Elders wishing to live in dedicated Elders housing and others preferring to live in an intergenerational setting with different age groups in the same building or in a secondary suite within a family house.

Nearly 10% of Elders have four or more chronic conditions and are at a high risk of needing specialist or 24/7 care in the future, as well as homes that are climate resilient to extreme weather. These Elders may require housing with a diverse range of supports, from home care support, Assisted Living or more 24/7 complex care at Long-Term Care levels. An assessment in early 2024 was completed to understand the need for housing with supports for Elders. It concluded that 40 homes on the North Shore and 10 in the Squamish Valley were needed that offered a level of care comparable to assisted living and long-term care for a total of 50 homes. The assessment also identified other kinds of supportive housing for Elders with other complex health care needs.

Estimates by Big River Analytics indicate that 21% of existing Skwxwú7mesh-led households are led by an Elder aged 65 or over, an estimated 390 households. While more detailed data is not available, a simple assumption has been applied that 21% of housing need across categories (see section 4) may serve Elder-led households:

- 120 units to address undersupply (overcrowding and bringing Members home)
- 100 units meet the needs of new Elder-led households over the next five years

⁵ Skwxwú7mesh Úxwumixw, Members List, March 21, 2023.

- 10 units to meet the needs of Elders who are unhoused or experiencing housing instability
- An additional 50 units for Elders who require dedicated supports

This indicates that a total of 280 units are needed in the next five years to meet the housing needs of Elder-led households, 34% of all new housing. This estimate is only for households where an Elder has primary responsibility for housing costs. It does not include households where Elders live with other family Members. In the longer term, between 2028 and 2048, an additional 210 units for Elder-led households will be needed. The need for additional assisted living / long term care units will need to be monitored over time.

4.5 Other Housing-Related Needs

4.5.1 Accessibility

There is a lack of data on the need for accessible housing Skwxwú7mesh Member households. Several proxy measures were explored to identify a guideline for the minimum number of accessible units that should be included in future housing.

The Eshlílhwíws Chet found that 32% of respondents reported that a health condition limits the amount or type of activity they can do. This corresponds to a finding from the 2017 Statistics Canada Aboriginal Health Survey that found significantly higher rates of disability among Indigenous people living off reserve (the focus of the study), with 32% of First Nations individuals reporting a disability, compared to 22% of non-Indigenous people.⁶ The Statistics Canada factsheet, “Housing Experiences in Canada: Persons with disabilities”, found that approximately 25% of people with disabilities “required at least one type of aid, assistive device or accessibility feature within their home”.⁷ If a similar proportion of Skwxwú7mesh Members with health conditions that impact their daily lives require accessibility in their home, this would be approximately 8% of Squamish Members. The actual number is likely higher as Indigenous people in Canada have higher rates of disability.

What this information tells us is that there is a relatively high probability that at some point in the life of a home, accessibility will be required. Building all new units as adaptable housing is a proactive approach to creating more flexibility for homes to be made accessible over time. As a starting point,

⁶ Statistics Canada, Indigenous people with disabilities in Canada: First Nations people living off reserve, Métis and Inuit aged 15 years and older, 2019. <https://www150.statcan.gc.ca/n1/pub/89-653-x/89-653-x2019005-eng.htm>

⁷ Statistics Canada, Housing Experiences in Canada: Persons with disabilities, 2022. <https://www150.statcan.gc.ca/n1/pub/46-28-0001/2021001/article/00011-eng.htm>

the Nation could consider building 10% of all new units as fully accessible. Buildings with a high proportion of Elders should consider a high proportion of accessible units, upwards of 30% depending on who will be living in the building.

Hiyám housing, through its application process, could also track accessibility requests. In this way, data could be collected to better inform future housing development and move from a general guideline of building 10% of new housing as accessible to a more specific guideline based on the needs of Słwǎwú7mesh Member households.

4.5.2 Youth

People Services provides assistance to approximately 15 youth ages 15 to 19 who are living independently, as well as 20 post-majority youth. Post-majority youth are young adults between the ages of 19 and 27 who were previously in care. Young people living independently at a young age without family supports require stable and deeply affordable housing. As part of new housing development and programs, the needs of young people aging out of care should be considered through dedicated units or subsidies and supports to enable independent living while growing up, going to school, addressing life challenges, and becoming independent.

4.5.3 Students

Ta7Ineńás (Education, Employment and Training) reports that there are 11 Słwǎwú7mesh postsecondary students studying as of October 2023, most living away from Słwǎwú7mesh communities. This includes students in a wide range of educational situations, including undergraduate students in their late teens and early 20s to more mature students who are training for new skills.

In recent years, the department has received increasing requests for accommodation, especially as the cost of housing in the region has escalated. Students report a lack of affordable accommodation. The high cost of housing in the region can be a barrier to pursuing training and education because of the reduced earning potential while in a course or program. Access to affordable housing can enable greater educational attainment.

The department estimates that when it comes to housing for students, at least seven units for students are known to be needed, including two family-sized units are needed and five studio/one-bedroom units. These form part of the housing need identified in section 4.1 but should be identified as a program for Słwǎwú7mesh Members who are pursuing training or studying. Słwǎwú7mesh students are diverse, from undergraduates in their late teens to mature students with families. Most student

housing uses a one-size-fits-all approach that may serve the short-term needs of young, single students (e.g., dormitory style) but would not serve the varied needs of Słkwxwú7mesh students and would not enable long-term residence in Słkwxwú7mesh communities. Rather than a standalone facility, Słkwxwú7mesh students would be better accommodated by considering how their needs can be met in Member housing more broadly. For example, students could be offered reduced rent while studying, allowing them to live in the same home before, during, and after their studies; or students and their families could be prioritized in housing applications to support Słkwxwú7mesh Members in pursuing training and education at nearby postsecondary institutions. Approaching student housing through a flexible program would serve diverse Member needs better than dedicating specific units because of the variety of locations where postsecondary training takes place.

4.5.4 Member Feedback on Needs and Preferences

The Eshlhlkw'iwš Chet asked Members a variety of questions about their housing needs and preferences and the results can be used to inform both discussions around new housing and the design of new buildings.

- **Ideal housing types:** Members were asked, “In your ideal housing situation, what type of housing would you most like to live in?” For those who currently do not currently live in their ideal housing, the most common answer (47%) was a single-family detached house. However, 60% of those who were not completely satisfied with their current housing also reported that their ideal housing type is unaffordable. While Members still aspire to single detached housing, there is a recognition that this type of housing is unaffordable. 14% of respondents to this question selected “semi-detached/townhouse/duplex” as their ideal type and another 14% selected “apartment/condo”.
- **Improving current housing situations:** Members were asked, “What would make your housing situation better?”, and the responses for Members living in the community and away were very different.
 - For Members living in the community, 63% selected “home improvements/repairs”, followed by 44% who selected “having more space”. This highlights issues identified above related to a need for significant repairs to existing housing stock and overcrowding in the community.
 - For Members living away from the community, “lowering costs” was the most selected opportunity to improve their housing (46% of respondents), following by having more space (39%). This highlights the significant issues of affordability facing Canada’s housing

stock and difficulty accessing homes that are large enough.

- **Priorities for New Developments:** Members were asked, “What are the most important priorities you have for the new housing development?” More than half of respondents selected outdoor parks and green space (64%); proximity to stores, retail, and shopping (53%), proximity to medical services (51%); inclusion of recreation services and facilities in the development (50%), and proximity to public transportation (48%).

5.0 Summary of Housing Need

This section summarizes the number of units needed to meet the needs of current and future Słwłwłmesh Members. It will be used to inform the Build 600 Affordable Homes Action Plan and subsequent housing development.

This housing needs assessment should be updated in 2028 or earlier to assess the impact of new housing development on Member housing needs and revisit the population and household projections.

5.1 Short Term Housing Need

Figure 17 summarizes the short-term (2023 to 2028) need for additional housing for Słwłwłmesh Members. This amount of housing would address Members’ known housing needs and keep up with population growth in the short term. It is in addition to the 314 new homes currently under construction or recently completed.

Need for Home Repairs
 In addition to the need for new homes, 205 existing homes are estimated to require major repairs.

Figure 17: Summary of Housing Need, Słwłwłmesh Members, 2023 to 2028

Type of Housing Need	Units Needed*	Report Section
To address overcrowding	195	4.1
To bring Members home	385	4.1
To keep up with population growth (2023 to 2028)	165	4.2
To support those who are unhoused or experience housing instability	90	4.3
To support Elders who require dedicated support	50	4.4
Total	885	

*All numbers have been rounded to the nearest multiple of 5.

Of the 835 units required over the next five years, 280 of these units will serve Elder-led households across a variety of housing typologies, from independent living with and without other family to Elder-centred communities, assisted living, and long-term care. There are many Members who require accessible housing or who may require accessible housing over their lives. It would be proactive for the Nation to build all future housing as adaptable housing, and at least 10% of new homes as fully accessible, depending on the population served.

Figure 18 and Figure 19 show the bedroom count and affordability distributions that would be needed in new housing to meet the needs of S̄kw̄x̄w̄ú7mesh households. These distributions are based on the results of the Eshl̄h̄kw̄iws Chet.

Figure 18: Estimated Unit Distribution Needed, 2023 to 2028

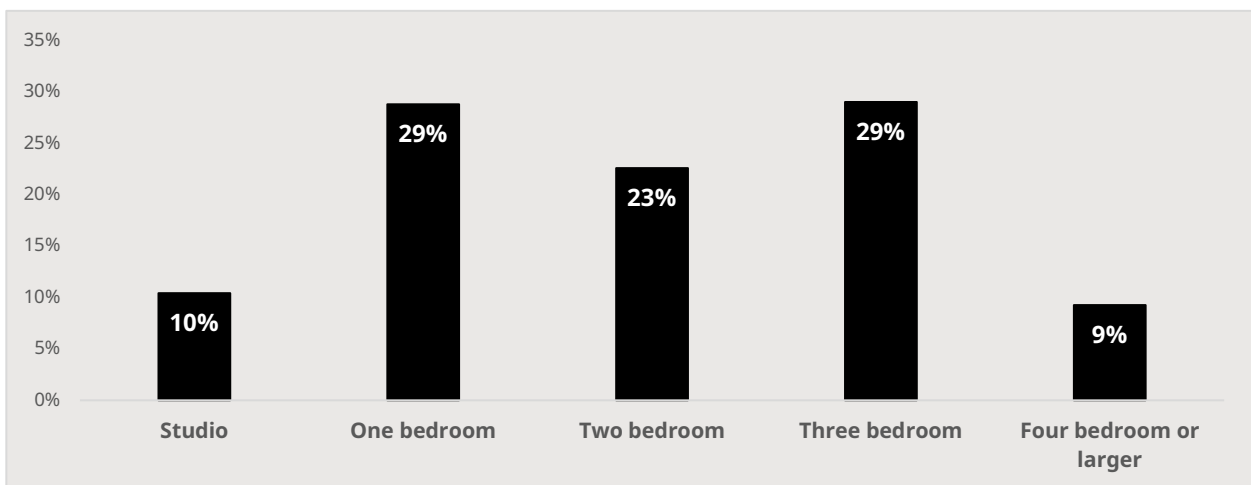


Figure 19: Estimated Affordability Distribution Needed, 2023 to 2028

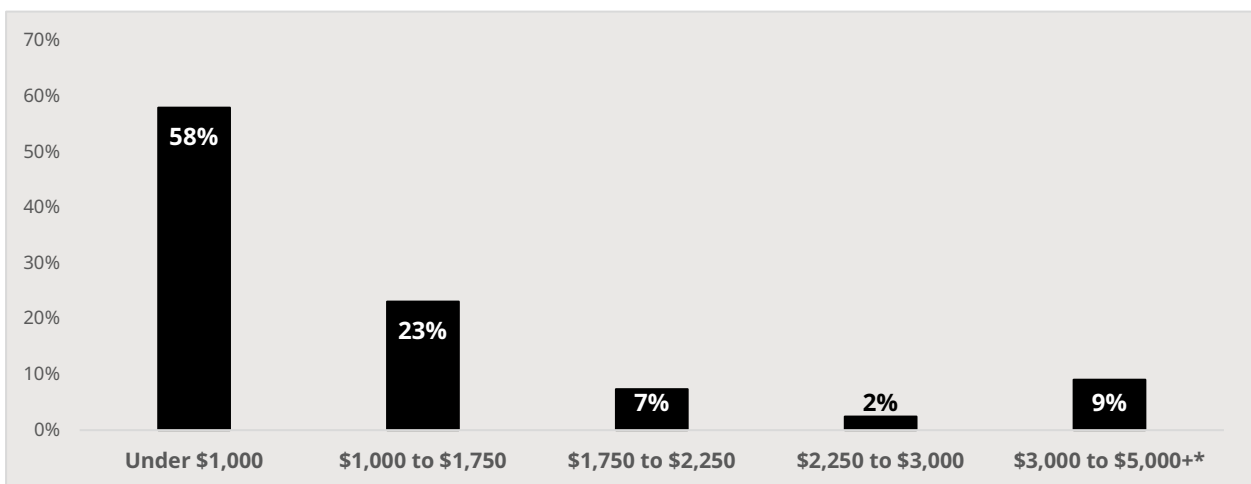


Figure 20 shows the bedroom count and affordability levels required for these additional units. It is based on data provided through the Eshíhkwíw Chet. **A breakdown by geographic region is provided in Appendix B.**

While the unit distribution and the affordability distribution are based on actual data on Member households, the detailed estimates combining affordability and bedroom count are hypothetical. This information can be used as a starting point for understanding the unit and affordability mix required but should be used with caution.

Figure 20: Bedroom Count and Affordability Levels, 2023 *

Minimum Bedroom Count	Under \$1,000	\$1,000 to \$1,750	\$1,750 to \$2,250	\$2,250 to \$3,000	\$3,000 to \$5,000+**	Total
Studio	95	15	5	0	5	120
One bedroom	160	55	15	5	20	255
Two bedrooms	100	50	15	5	15	185
Three bedrooms	145	60	20	5	20	250
Four bedrooms or larger	40	20	5	0	5	70
Total	540	200	60	15	65	880

*All numbers have been rounded to the nearest multiple of 5.
 **A small number of households (less than 10) can afford shelter costs of more than \$5,000 per month.

5.2 Long Term Housing Need

The Eshíhkwíw Chet found that 10% of respondents living away from the community would like to move to home within the next 5 to 10 years, representing approximately 210 Members. Based on the analysis used in section 4.1, approximately 90 dwellings will be needed to provide an adequate level of housing for remaining Members who wish to move home.

Household projections estimate that between 2028 and 2048, the Nation’s membership is expected to grow by an additional 530 households: 190 additional households between 2028 and 2033, and 340 additional households between 2033 and 2048.

Figure 19: Long Term Housing Need, 2028 to 2048

Type of Housing Need		Units Needed
2028 to 2033	To bring remaining Members home (who wish to return in the next 5 to 10 years)	90
	To keep up with medium term population growth	190
2033 to 2048	To keep up with long term population growth	340

Phases 3 and 4 of Sehákw will include 122 new homes. A future Hiýám development at Eslhá7an will also add significant new housing stock. These developments are anticipated within the next ten years or sooner and will support meeting medium term housing needs of Members.

Appendix A—Sḵw̱wú7mesh Úxwumixw Housing Continuum

The housing system of the Sḵw̱wú7mesh Úxwumixw is a combination of three sub-systems:

- Hiyááh Housing builds and operates multi-family rental housing, manages a rental subsidy program for Members living in other communities, and manages the Home Loan Program. Hiyaáh non-market and supportive rental is the fastest growing type of housing in Sḵw̱wú7mesh communities.
- Single family homes are primarily allocated according to the Allocation Policy. Homes allocated through this program are provided at no cost. Member Services manages the allocation list. Lands notifies Members when they have been allocated a home. Planning and Capital Projects oversees the construction of each new home. Community Operations supports ongoing maintenance and renovations of allocated homes. The number of allocations is limited by the amount of infrastructure servicing funding provided by Indigenous Services Canada. While the Nation aims to allocated 15 homes a year, the actual allocation is far less.
- Member Services oversees a small number of temporary and transitional accommodation opportunities to support Members who are unhoused or who are temporarily out of their homes.

The table on the following pages illustrates the Sḵw̱wú7mesh Úxwumixw housing continuum. While the housing continuum is often depicted linearly, the circle format (Section 3.1) highlights how housing needs may require different types of housing over a lifetime. For example, in one person's life, a variety of housing options may be needed. A child may live in a home owned by their parents or grandparents when they are young, then rent in early adulthood as they go to school or seek work. They may experience a sudden loss of housing—for example, because of a renovation or a fire—and require temporary accommodation before they find a more permanent home. If they experience mental or physical health issues, or substance use problems, they may require housing with supports, temporarily or permanently. They may rent or own in the private market, be allocated a home in the community, or access non-market rental housing. When they are older, if their health declines, they may need housing with supports. Individual and family needs are not static and a healthy and sustainable housing system is flexible enough to meet a variety of needs.

		Sḵwxwú7mesh Úxwumíxw Housing Program	Total Units/Beds
Emergency Shelter & Short-Term Housing <ul style="list-style-type: none"> Permanent purpose-built shelters Temporary extreme weather shelters Emergency accommodation Transitional housing 		<ul style="list-style-type: none"> Emergency temporary accommodation program (8-10 off-reserve motel units, administered by Members Services Emergencies) "Social housing" (6 units, administered by Member Services, NS) 	<ul style="list-style-type: none"> ~14 to 16 rooms / units
Housing with Supports <ul style="list-style-type: none"> Housing with supports for people with disabilities, mental health challenges, and substance use disorders that require assistance to live independently Assisted living & residential care 		<ul style="list-style-type: none"> Eskéxwi7ch t'l'a Sp'ákw'us Place (27 units of non-market rental with supports, Hiyám Housing, SV) Estítkw Place (55 units of non-market rental with supports, Hiyám Housing, NS) 140 Members receive home care support through the Nation's home care program 	<ul style="list-style-type: none"> 82 non-market rental homes with supports 140 Member accessing home care support
Non-Market Housing <ul style="list-style-type: none"> Independent housing rented at below market and/or restricted to a specific population group Non-market home ownership can also be considered under this category 		<ul style="list-style-type: none"> Single family homes for Members (616 homes, including CP and custom lots, all communities) "Condos" (41 units of non-market rental, Hiyám Housing, NS) Mañalhánenawtxw ("13 Plex") (13 non-market townhomes, Hiyám Housing, SV) Estítkwawtxw ("10 Plex") (10 non-market townhomes, Hiyám Housing, SV) Chenkwx Emút (95 non-market rental units, under development, Hiyám Housing NS) Senákw Phase 1 & 2 (128 units of non-market rental, under construction, Hiyám Housing) 	<ul style="list-style-type: none"> 616 single family homes 287 non-market rental homes
Market Rental Housing <ul style="list-style-type: none"> Independent rental housing rented at market rents Rent subsidies in the private market 		<ul style="list-style-type: none"> Squamish Nation Assistance with Rent Program (SNARP) (renting in the private market, administered by Hiyám Housing) 	<ul style="list-style-type: none"> 138 households accessing rental assistance
Home Ownership <ul style="list-style-type: none"> Leasehold or fee simple (leasehold only on reserve) Multi-family is typically managed through a strata condominium structure, though can also be a coop 		<ul style="list-style-type: none"> Hiyám Home Loan Program (HHLP) (Sḵwxwú7mesh communities, administered by Hiyám Housing) 	<ul style="list-style-type: none"> 3 single family homes

Appendix B—Geographic Distribution of Housing Need

A detailed breakdown of additional dwellings needed to address short term needs (2023 to 2028) are provided below. These figures have not been rounded but should be used cautiously. They are hypothetical based on known information about Member household incomes and sizes from the Eslhílhkwíws Chet, but actual units needed will need to be responsive to feedback from Members received through each new housing development. Due to decimal point rounding, the summed total of each of the regional breakdowns is slightly different from the combined total showing in Section 5.

North Shore

Minimum Bedroom Count	Under \$1,000	\$1,000 to \$1,750	\$1,750 to \$2,250	\$2,250 to \$3,000	\$3,000 to \$5,000*	Total
Studio	81	13	4	1	5	104
One bedroom	104	30	10	3	12	159
Two bedrooms	42	20	6	2	8	78
Three bedrooms	77	28	9	3	11	127
Four bedrooms or larger	29	14	4	1	6	54
Total	332	105	33	10	42	522

*A very small number of households (less than 10) can afford shelter costs of more than \$5,000 per month and have been combined with the \$3,000 to \$5,000 category.

Squamish Valley

Minimum Bedroom Count	Under \$1,000	\$1,000 to \$1,750	\$1,750 to \$2,250	\$2,250 to \$3,000	\$3,000 to \$5,000*	Total
Studio	13	0	0	0	0	13
One bedroom	32	10	3	1	4	50
Two bedrooms	43	20	7	2	8	80
Three bedrooms	40	17	5	2	7	71
Four bedrooms or larger	12	6	2	1	2	23
Total	140	53	17	6	21	237

*A very small number of households (less than 10) can afford shelter costs of more than \$5,000 per month and have been combined with the \$3,000 to \$5,000 category.

Other

Some Members responding to the identified that they wanted to live in a Squamish Nation community other than the Squamish Valley or North Shore. It is assumed that this refers to Seńákw and Ch'kw'elhp. Note that this is beyond any units currently under construction, such as Phases 1 and 2 of Seńákw.

Minimum Bedroom Count	Under \$1,000	\$1,000 to \$1,750	\$1,750 to \$2,250	\$2,250 to \$3,000	\$3,000 to \$5,000*	Total
Studio	0	0	0	0	0	0
One bedroom	25	12	4	1	4	46
Two bedrooms	14	7	2	1	2	26
Three bedrooms	28	13	4	1	6	51
Four bedrooms or larger	0	0	0	0	0	0
Total	67	32	10	3	12	123

*A very small number of households (less than 10) can afford shelter costs of more than \$5,000 per month and have been combined with the \$3,000 to \$5,000 category.