



West Moberly First Nations Housing Strategic Plan

Community Survey: Confirming Community Needs

West Moberly First Nations is updating our 2022 Housing Strategic Plan to reflect our community's current housing needs and better guide how we plan for future growth and housing development on-reserve in a way that is aligned with WMFN cultural customs, traditions and values. The updated Strategic Plan will fill in gaps to provide better guidance on the types and design of homes needed to achieve the Nation's goals and objectives.

The goal of this project is to make the homes on reserve more **comfortable** and better suited to our **members' needs**.

Updating our Housing Strategic Plan will take place through three steps:

- **February:** Understanding Community Needs **(COMPLETE!)**
- **May:** Confirming Community Needs
- **June:** Presenting the Plan

We've drafted the Housing Strategic Plan based on what we learned from members in Round 1 of engagement in February, and now we're returning to the community to share the draft for feedback.

Please complete this survey by **October 15, 2026**. If you would like to be entered to win a prize, you may provide your email address at the end of the survey. When you're done, return the survey at the community meeting or to the Administration Building.

All responses will be shared with Urban Systems Ltd., the consulting team that is supporting WMFN with this project. Unless you choose to provide your contact information to enter the prize draw, your answers will be anonymous. General themes from the findings will be shared with the community to report back on what we learned through the process.



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Section 1: About You

1. What family do you belong to? *(Select one)*

- ☐ Brown Family
- ☐ Desjarlais Family
- ☐ Dokkie Family
- ☐ Miller Family

2. What age are you? *(Select one)*

- ☐ Under 16
- ☐ 16-24
- ☐ 25-39
- ☐ 40-64
- ☐ Older than 65

3. Which of the following applies to you? *(Select all that apply)*

- ☐ I am a man
 - ☐ I am a woman
 - ☐ I am gender non-binary
 - ☐ I am 2SLGBTQIA+
 - ☐ I have a disability
 - ☐ I am an Elder
 - ☐ I receive social assistance
 - ☐ I am a caregiver for children (parent, grand parent, foster parent, etc.)
 - ☐ I am a single parent or guardian for a child
 - ☐ I am a caregiver for an aging parent or family member
 - ☐ I am a child aging out of care (I am a child in foster care and will turn 19 within the next year)
 - ☐ I am homeless
 - ☐ Is there anything else you'd like to share about yourself? *(Please write below):*
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4. Where do you currently live? *(Select one)*

- ☐ On Reserve/In-Community
- ☐ Off Reserve



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5. If you live off-reserve, where do you live? *(Select one)*

☐ Chetwynd

☐ Prince George

☐ Hudson's Hope

☐ Fort St. John

☐ Dawson Creek

☐ Vancouver

☐ Other: _____

Section 2: Guiding Principles for the Housing Strategic Plan

Based on the key values for housing shared by members in the first round of community engagement, guiding principles have been developed to direct decision-making related to housing and the actions included in the Housing Strategic Plan.

Guiding Principles



Designed for all milestones in life

A variety of housing with different sizes, types and features are needed to support members at all stages of life, including children and young people, families, single adults and Elders.



Accessible

Homes need to be accessible for Elders and members with disabilities to ensure high-quality standard of living, comfort in daily routines, and enable aging-in-place.



Affordable

There are affordable housing options that meet the needs of all members and their families.



Connected to family, community, and culture

Housing design should support members in practicing and sharing their traditions and culture with future generations. Housing should also contribute to a sense of security for members in their community and environment.



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Climate resilient and energy efficient

Homes should be resilient to extreme weather and climate change, reducing the need for repairs and increasing the sustainability of housing for the long-term.



Considers long-term housing costs

Housing programs should be planned so they can continue over time, rely less on external funding, and support WMFN to make its own decisions.

5. Do you support using these guiding principles as the foundation for future decision-making related to housing in-community? (Select one)

☐ Yes

☐ No

☐ Unsure

6. Is there anything that should be added, removed, or changed in the guiding principles? (Please write below)



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Section 3: Housing Strategic Plan Goals

The Draft Housing Strategic Plan includes seven goals to address WMFN’s current and future housing needs. These goals build on housing work that has already been achieved, actions still underway, and the needs shared by members in the last round of engagement:

- Increase the number of homes on reserve
- Leverage funding and finance opportunities
- Reduce household energy and heating costs
- Ensure housing is culturally appropriate and affordable to own, rent and maintain
- Ensure Elders’ housing needs are met
- Increase housing support for off reserve members
- Grow WMFN’s capacity to address its housing challenges

7. Do you support each of these goals for housing in the community? *(Check the box for each goal with “yes” if you support the goal and “no” if you don’t support the goal)*

Goal	Yes	No	Unsure
Increase the number of homes on reserve	☐	☐	☐
Leverage funding and finance opportunities	☐	☐	☐
Reduce household energy and heating costs	☐	☐	☐
Ensure housing is culturally appropriate and affordable to own, rent and maintain	☐	☐	☐
Ensure Elders’ housing needs are met	☐	☐	☐
Increase housing support for off reserve members	☐	☐	☐
Grow WMFN’s capacity to address its housing challenges	☐	☐	☐

8. Is there anything important for housing in the community that’s missing from these goals? *(Please write below)*



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9. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #1: Increase the number of homes on reserve? *(Write any ideas you have below)*

Goal #1 Actions

- Finishing the new water treatment plant to accommodate more homes on reserve. *(underway)*
- Improving wastewater treatment capacity to accommodate more homes on reserve. *(underway)*
- Build one new residential unit on a historically allocated lot.
- Build one new addition to an existing home.
- Build new subdivision.
- Build 55 new homes on reserve in the next 25 years to meet current and future housing needs.
- Support the creation of additional housing units on existing lots.



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10. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #2: Leverage funding and finance opportunities? *(Write any ideas you have below)*

Goal #2 Actions

- Pursuing external funding to support on reserve housing development. *(underway)*
- Supporting member-financed homes through Ministerial Loan Guarantees. *(underway)*
- Engaging BC Housing to understand available funding opportunities. *(underway)*

11. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #3: Reduce household energy and heating costs? *(Write any ideas you have below)*

Goal #3 Actions

- Using the housing inventory to prioritize energy efficiency upgrades. *(underway)*
- Taking steps to reduce energy costs in existing homes. *(underway)*
- Using solar energy where feasible. *(underway)*



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12. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #4: Ensure housing is culturally appropriate and affordable to own, rent, and maintain? *(Write any ideas you have below)*

Goal #4 Actions

- Advocating to the First Nations Housing and Infrastructure Council (FNHIC) to reduce housing costs through bulk purchasing. *(underway)*
- Working to simplify and streamline housing policies. *(underway)*
- Using the inventory to prioritize home repairs, retrofits, and upgrades. *(underway)*
- Continuing to monitor maintenance funding programs and apply where eligible. *(underway)*
- Ensure housing supports cultural practices.

13. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #5: Ensure Elders' housing needs are met? *(Write any ideas you have below)*

Goal #5 Actions

- Working to Improve safety and accessibility in existing homes. *(underway)*
- Using of Family Councillors to confirm Elders' housing needs for long-term planning. *(underway)*
- Develop an Elders' housing plan.



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14. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #6: Ensure Elders' housing needs are met? (Write any ideas you have below)

A large, empty rectangular box with a thin black border, intended for writing additional ideas to achieve Goal #6.

Goal #6 Actions

- Continuing to direct a portion of WMFN's own-source revenues to support off-reserve housing needs. *(underway)*
- Exploring non-Indigenous Services Canada funding opportunities to support off-reserve housing. *(underway)*
- Explore partnerships with organizations such as Habitat for Humanity.
- Explore opportunities to expand WMFN's landlord and property management role as opportunities arise.
- Explore establishing a renovation, repair, or down-payment support for off-reserve members.
- Explore the feasibility of an off-reserve rent-to-own housing program.



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15. Based on the list of actions to the right, are there any other ways WMFN could achieve Goal #7: Grow WMFN's capacity to address its housing challenges? (Write any ideas you have below)

Goal #7 Actions

- Strengthening WMFN's capacity to plan, deliver, and maintain housing. *(underway)*
- Improving access to wrap-around supports that help members live safely and successfully in their homes. *(underway)*
- Pursuing opportunities to expand supportive and transitional housing, including emergency shelter options, where needed. *(underway)*
- Explore opportunities to bring home skills, knowledge, and experience.

Section 4: Focus Areas for the Housing Strategic Plan

Cultural Design

In the first round of engagement, incorporating cultural considerations into housing design (such as cultural kitchens, berry gardens, etc.) was a priority for members. Help us understand what cultural housing design means to you by answering the following questions.

16. What types of cultural features would you like to have in your home? (Select all that apply)

- ☐ Outdoor shared kitchen for preserving and preparing food
- ☐ Indoor kitchen better suited for preparing and storing traditional foods
- ☐ Gardens for berries or medicine
- ☐ Smudging rooms
- ☐ Traditional building styles such as log cabins
- ☐ Spaces designed for prayer, crafting or drumming



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☐ Other (please write below):

17. Is there anything else that is important to be considered in cultural or traditional home design? (Please write below)

Communication and Education

The WMFN Housing Department has worked to improve communication and education resources for members about housing policies and programs and maintenance responsibilities since the last Housing Strategic Plan was completed. Help us understand how to best share information about housing with you and your family by answering the following questions.

18. How would you prefer to get information from the Housing Department? (Select all that apply)

- ☐ Email
 - ☐ Phone call
 - ☐ Letters
 - ☐ Text message
 - ☐ Website
 - ☐ Newsletter
 - ☐ Facebook
 - ☐ Posters in community buildings
 - ☐ Workshops or in-person meetings
 - ☐ Virtual (Zoom) meetings
 - ☐ Other (Please write below):
-



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19. What areas of housing do you need more information about from the Housing Department? *(Select all that apply)*

- ☐ How to maintain your home
- ☐ What types of services are available
- ☐ How to apply for housing programs
- ☐ How decisions are made about housing
- ☐ How housing selections are made
- ☐ Other *(Please write below):*

Section 3: Enter to Win!

20. Do you have anything else you would like to add or have considered in the Housing Strategic Plan? *(Please write below)*

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21. If you want to be entered in the prize draw, please write your name and email or phone number below so we can contact you if you win:

Name:	
Email:	
Phone Number:	

Thank you for completing this survey! Please return your completed survey at the community meeting or to the Administration Building.