

Decolonizing the Development Process



**Lu'ma Development
Management**

Acknowledging we are presenting within the ancestral,
traditional and un-ceded territory
of the xʷməθkʷəṽəm (Musqueam), Skwxwú7mesh
(Squamish), səʔilwətaʔ (Tseil-Waututh) Nations.



Dave Ward

Chief Executive Officer



**Lu'ma Development
Management**



Todd McBride

Director of Development



**Lu'ma Development
Management**



Lu'ma Development Management

After collaborating on projects together for **over 30 years**, **Lu'ma Native Housing Society** and **Terra Social Purpose Real Estate** formed **Lu'ma Development Management** (LDM) in 2017.

Since creation in 2017

- Over 15 projects and over 750 units completed
- 22 projects and over 1500 units in construction or development

LDM Progress

- Indigenous owned and led, with 50% Indigenous staff
- Only Indigenous CEO of a development company in Canada
- Projects in BC, Alberta, Manitoba and Ontario
- Consultation with funders such as BC Housing on issues such as reconciliation and Indigenous design guidelines
- Support for communities in urban and rural communities, on- and off-reserve.



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TYPICAL PROJECT FLOW



Decolonizing the Development Process

Our Approach



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LDM Case Studies

- Aboriginal Land Trust
- Hi'yám' ta Skwxwú7mesh Housing Society
- Ch'íyáqtel and Tla'amin Nation
- Gitxsan Child and Family Services



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The Aboriginal Land Trust

ALT strengthens the Indigenous sector, working in partnership with **both Indigenous and non-Indigenous entities** to benefit the community and specifically benefit persons of Indigenous Ancestry through the **acquisition, development and stewardship of real estate and other assets** in the province of B.C.

ALT was conceived as an entity to apply for a 2017 City of Vancouver RFP with multiple city sites. As Vancouver is Canada's first city of reconciliation, ALT and its team felt it was time for an Indigenous organization to become the trusted steward of lands.



COMPLETED:

- Sixth Street Indigenous and Swahili Housing – 96 units
- Colwood Indigenous Family Housing – 124 units

IN CONSTRUCTION:

- Indigenous Housing and Healing Centre – 112 units

IN DEVELOPMENT /AWARDED:

- Ch'ich'iyuy Elxwíkn – CHF award, 172 units
- Saanich Affordable Housing – IHF award, 104 units

PROPOSED:

- Xápayay - Place of Cedars – 191 units



Current Projects

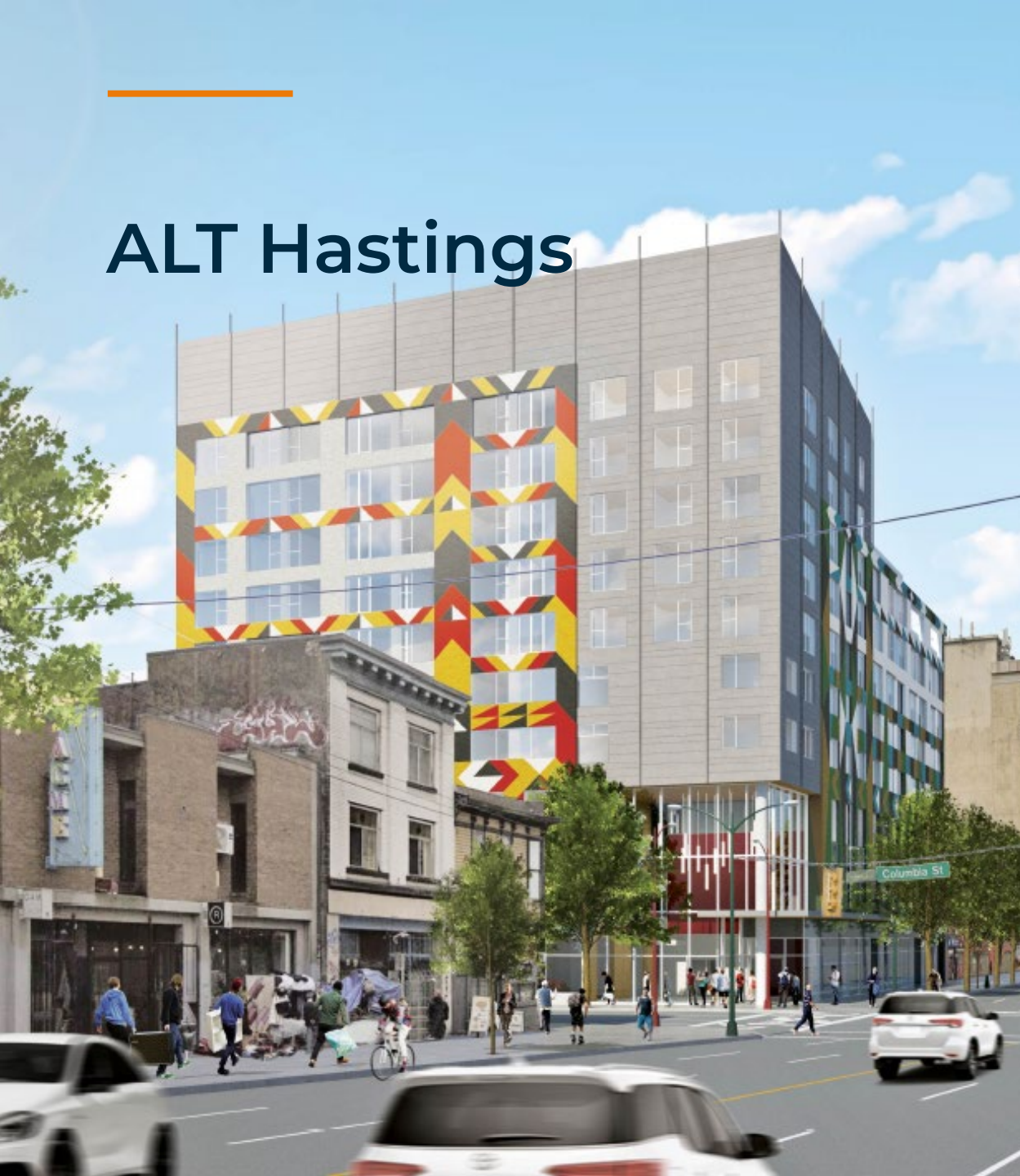
ALT Hastings

Origination (2019)

- Requested site from BC Housing
- Created Vision for Project
- Partnership for Healing Space
- Design work
- Successful application to Indigenous Housing Fund

• Elements

- History of site
- Vision for Project and Design
- Social Purpose Partnerships
- Heritage Approach

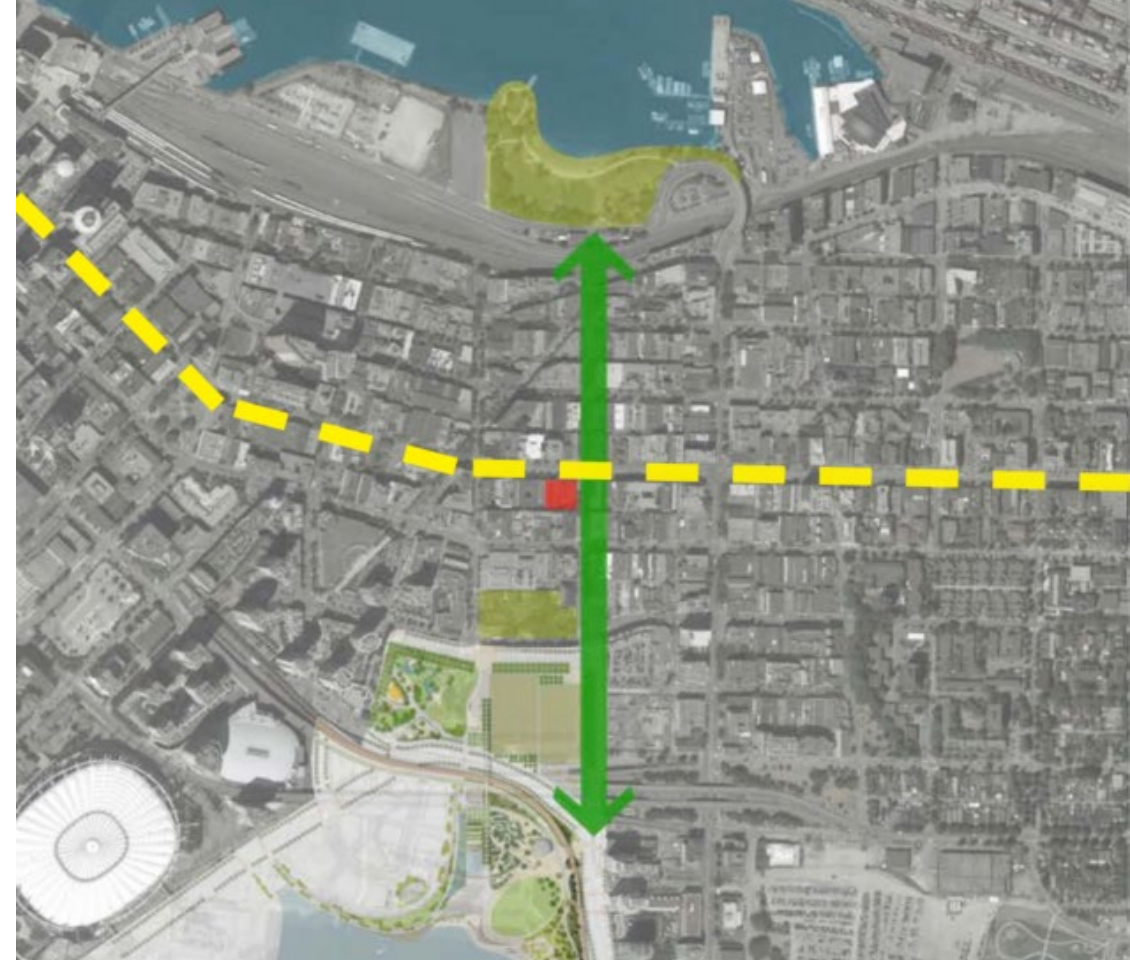
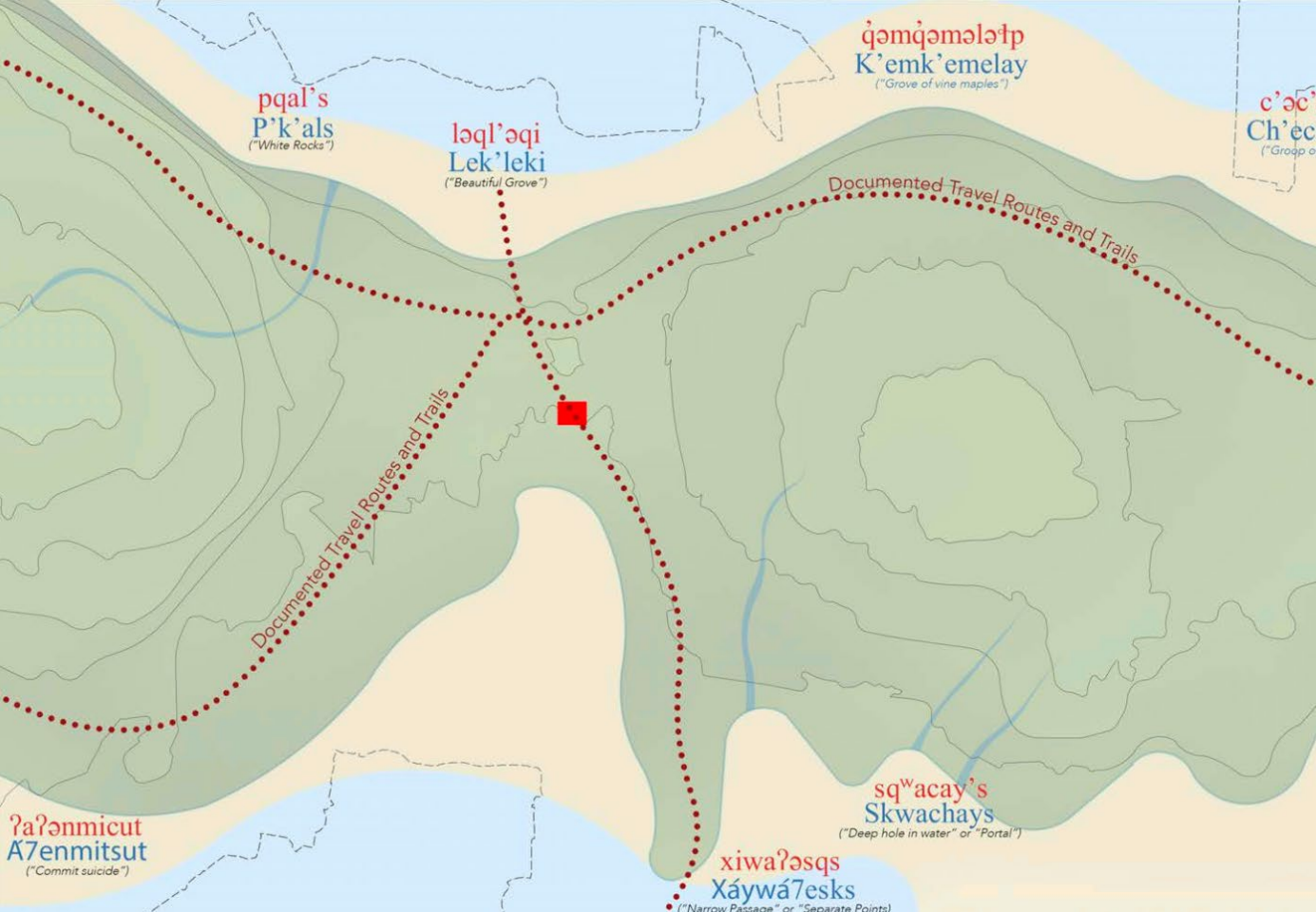




Project Vision

The building design involved a unique Project Visioning process. The project team held several Visioning Workshops to set guiding principles and values for the project and to meet the needs and aspirations of the Indigenous community.

The team worked with Elder and Knowledge Keeper advisors, particularly from the three host First Nations – xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səʔilwətaʔt (Tsleil-Waututh).



Historically, the site for the project was the **vibrant and vital gathering space** of the **Coast Salish People** – originally referred to as **‘Between the Two Waters’**, home to a diverse and nourishing ecosystem. A **place of spiritual importance** and a **key connector route** between **False Creek** and the **Burrard Inlet**; a **meeting place** and **source of food** including sturgeon, elk, cranberries and wild rice and is currently a major gateway.

Prioritizing Indigenous Heritage over Colonial Heritage

- With a 1909 Class C registered building on site protocol is to retain a heritage consultant (colonial) to work with City. Instead, our team brought in Squamish Nation Hereditary Chief Ian Campbell represented project to the City of Vancouver regarding the important **Indigenous heritage** of the site.
- We argued the colonial building is a barrier to healing and impedes the creation of a safe space where everyone is welcomed with dignity, respect, honour and love. Our important project is intended to honour and celebrate Indigenous culture and therefore it would be inappropriate to retain this representation of colonial heritage.



Hiyám' Housing Society

- Bringing Our People Home
- Hiyám' ta Skwxwú7mesh Housing Society (Hiyám' Housing) is an incorporated not-for-profit society that was formed in 2019 by the Squamish Nation Council that emerged as part of the Nation's strategic priority to house all of its Members within a generation (25 years).



• Hi'yám̓ ta Skwxwú7mesh Housing Society

- Chenkw Emút – 95 affordable units funded by BC Housing CHF
- Estítkw Place – 55 supportive units funded by CMHC RHI and operational funding provided by BC Housing
- Eskékw̓ch tl'a Sp'ákw'us Place – 27 supportive units funded by CMHC RHI and operational funding from BC Housing
- Orwell St – 203 affordable units with IHF award from BC Housing









• Tla'amin Nation and Ch'íyáqtel First Nations

- Ongoing relationships with 2 First Nations in Southern BC
- 3 total project completed, with an additional 3 in development and pre-development, both on- and off-reserve
- Continuing support to help First Nations meet their housing goals while ensuring that housing is safe and culturally appropriate



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TLA'AMIN NATION



CH'ÍYÁQTEL
TZEACHTEN FIRST NATION

• Tla'amin Nation

- ʔaχʔaχayʔayə
- 24-unit affordable rental units for Elders and Disabled peoples collaboratively through built the CMHC RHI fund in 2022
- Tiskʷət
- 30-unit affordable rental units in development under the BC Housing IHF. Construction to start in fall 2025
- Kʷumkʷumay and tišosəm
- 24- and 15-unit transitional and supportive housing projects in pre-development with CMHC



• Ch'íyáqtel First Nation

- Lá:lém Way
- 23-unit affordable rental units collaboratively built with BC Housing in 2021.
- Te Stolōwálá Lálèm
- 15-unit affordable rental units collaboratively build through the CMHC RHI fund in 2024



Gitxsan Child and Family Services Project – Sik- E-Dakh, BC



Gitxsan Child and Family Services Project

- **Capital Funding**
 - \$6.8M from BC Housing
 - \$1.25M from CMHC Co-Investment
- Operating Funding
 - ISC/MCFD
- **Important Notes**
 - Project required ISC designation to comply with funder requirements.
 - Designation referendum required scheduling of 5 different votes
 - Negotiated lease formed the basis for all subsequent on-reserve BC Housing projects
 - LDM's role involved leaning on the "translator" role – multiple funder, groundbreaking project



Strategies for decolonizing the housing sector

- Indigenous land trust – Land Back
- Indigenous Participation Plans
- Funding Strategies
- Cultural expression in projects



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Indigenous Land Trusts

Land Back Mechanisms

- A Place for land to be returned to Indigenous peoples

Strategies for Creation

- Public funding
- Will Asset bequest
- Financial donations

Examples in BC and Canada

- W̱SÁNEĆ Lands Trust (BC)
- Aboriginal Land Trust (BC)
- Xaxe Tenew Sacred Land Society (BC)
- Mno Aki Land Trust Inc (Ontario)
- Calgary Urban Indigenous Community Land Trust (Alberta)



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Indigenous Participation Plans

Commitment to Indigenous employment and engagement in development and construction

- Priority workforce participation
- Cultural awareness and employee training
- Capacity building and training
- Joint ventures
- Endorsed business registry



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Funding Strategies

- Maintain awareness of available funding sources
- Ensure a project team with experience with similar funding programs
- Try to access funding that supports proposal work to reduce risks
- Work to ensure that project meets funders goals and Nation requirements

Funding programs to consider

- **BC Housing:** CHF, IHF, SHF, PDF
- **CMHC:** AHF, Co-op, SEED
- **ISC:** Jordan's Principle
- **FNHIC:** URN, Reaching Home



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Cultural Expression





Thank You!



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