HOUSING GENERAL ASSEMBLY
SATURDAY, JANUARY 24, 2026
NÀKWÄT'À KỤ POTLATCH HOUSE AND ZOOM
DRAFT MINUTES

Bobbi Bishop, Zoom
Amanda Calbery
Dennis Calbery, Zoom
Karen Dawson
Loretta Dawson
Malinda Dawson, Zoom
Shirley Dawson
Jennifer Edzerza
Wynette Elliot, Zoom
Misty Fayant, Zoom
Jacine Fox
Kerry Fred, Zoom
Troy Friday
Jeanine George
Judy Gingell, Zoom
Jeremiah Gordon, Zoom
Aurora Hardy, Zoom
Hank Henry
Pat Joe
Alisha Malcolm, Zoom
Harvey Malcolm, Zoom
Shawn Mankowske, Zoom
Margaret McKay
Melissa O'Brien, Zoom
Bernadette Richard, Zoom
Dale Sam
Johnny Sam
Delores Scurvey
Norma Shorty, Zoom
Steven Shorty
Brenda Smith
Darlene Smith
Dianne Smith
John Smith
Chanel Sutherland, Zoom
Sheilah Sutherland, Zoom
Allan Taylor
Dawn Waugh, Zoom
Teresa Ward, Zoom
Teresa Waugh,Zoom
Raymond Webb
Diana White
Morton White
Marie Wilcott, Zoom
Colleen Williams, Zoom
Ronald Williams
Rosemarie Wilson, Zoom

Council, Staff and Others:

Chief Sean Smith, Chair
Christine Genier, Co-Chair
Councillor Charlene Charlie
Councillor Charles Chief

Councillor Jesse Ryder
Councillor Jolene Smarch
Marney Paradis, Director of Governance
Matthew Dickson, Director of Community Services
Nadia Joe, Director of Heritage, Lands & Resources
Lydia Warkentin, Senior Policy Analyst
Peter Sandiford, Legal Counsel
Elaine Smarch, Elder and Youth Coordinator
Gúnta Business

Welcome Remarks and Opening Prayer

- **Chief Sean Smith** said it was good to see everyone at their Ceremony House, Nàkwät'à Kų. The General Assembly was based on what they heard over a number of years about housing and how important housing is to everyone.
- **Jessie Dawson** opened the meeting with prayer.
- **Patricia Joe and Dianne Smith** would give a historical background of the move from the Old Village to McIntyre.
- Addition: Resolutions Committee, Voting Committee, and Rules of Order.

Motion to accept the Kwanlin Dün First Nation Housing Annual General Assembly agenda as amended.

Moved by: ***Jacine Fox***
Seconded by: ***Troy Friday***
Decision: ***Carried***

Appointments to Resolution Committee

- **Troy Friday** and **John Smith.**

Director of Community Services, Matthew Dickson — Presentation

- The Kwanlin Dün First Nation Housing Rental Policy was provided.
- **Margaret McKay:** The current policy reflects non-First Nation society. They have a different value system, and Kwanlin Dün needs a different way of conducting business.
  - The purpose of policy is to set rules and regulations that reflect the community or Housing staff. They haven't made that adaptation. She wanted their people and staff to adopt a caring attitude.
- **Matthew Dickson** said it was important to adopt KDFN ways.
- **Margaret McKay:** The community belongs to the people of Kwanlin Dün and Kwanlin Dün is a First Nation government. They have the right to administer rules and regulations and to make changes to those rules and regulations.
- **Pat Joe** recommended Citizens deal with the Policy.
- **Dianne Smith** said some houses are allocated without going to the Housing Allocation Committee. Why have policy if that happens?
- Housing needs to be restructured. They are short on staff.

- **Margaret McKay** said people need homes to establish their lives and it's a foundation that's needed.
- **Norma Shorty** commended Chief and Council for bringing forward the meeting as it was needed.
  - The Housing policy needs to match Kwanlin Dün's needs and Land Claim Agreements need to be honoured.
  - Indigenous people need to know they'll be safe and have something to leave to their children and grandchildren. The current Housing Policy does not let her do that.
  - The Housing Policies of 1988 need to be honoured because no stipulation was put on those agreements. Someone could get a good job and save money to buy another property for themselves. She said it was "terribly wrong" to be denied housing.
- **Hank Henry** noted that during land claims, former Chief Mike Smith said Kwanlin Dün needs to have their own laws and bylaws.
- **Chief Sean Smith:** Kwanlin Dün must follow the rules of general application if they don't make their own laws and rules.
- **Teresa Waugh:** They are still under the laws of general application. They need to create a Housing Act.
- **Dianne Smith** worked on the Administration of Justice agreement. With each election, things change and the Administration of Justice was shut down. They need to advance the Administration of Justice to look at their policies, bylaws and acts.
- **Jacine Fox:** There is no reason why Kwanlin Dün cannot adapt other rules and regulations to their own. There are people who have lived in Kwanlin Dün housing since they were built. She said to change the policy to make it better for Elders.
  - A long time ago when she was on Council, the woman was the head of the household not the man. Women were the matriarchs, held in esteem and are the strength of the First Nation. That should be honoured in the policy.
  - She didn't agree with kicking people out of their houses, especially in winter.
- **Morton White** said some staff in Administration have no clue as to who Kwanlin Dün is as a people. More input from Chief and Council is needed as to how Administration acts.
- **Malinda Dawson** on Zoom agreed with Jacine. Why are they following YG policies? The policies from before the land claims were more Indigenized. Only Citizens should be on the Housing Allocation Committee as "we know our own people."
- **Allan Taylor:** They are working with the YTG policy for evictions.
  - When did the responsibility go to the Directors? They have too much control in departments. They don't know how Citizens live.
  - They need more meetings — like they used to have at Kishwoot Hall — on what Citizens want, not Directors.
  - He wondered how it will affect their budget when it changes the housing policy.
  - Did Chief and Council read the Housing Policy? They were allowed to evict people in the winter.
- **Teresa Ward:** 14 Yukon First Nations follow the YG *Residential Landlord and Tenant Act* so Kwanlin Dün must make their own in order to make changes.
  - Some Citizens have more than one house while others are homeless. There needs to be balance. Houses should be for the size of the family.

- She lives in a Tiny Home but it's hard when she has 11 grandchildren.
- All the issues required a bigger conversation than a one-day meeting.

- **Christine Genier:** The Resolution Committee can make those changes. She encouraged Citizens to forward their resolutions even if it isn't voted on today.
- **Matthew Dickson** talked about items for resolutions like snow removal, homeownership, Indigenizing policy and procedure, traditional practices of those passing in the community, and how to implement key items in the community.
  - He was committed to implementing Citizens' views.
  - To his knowledge since October 2024, the Housing Allocation Committee has not given out a single home without that committee present. There are minutes of those meetings. They should be online under Housing. If not, he would commit to getting them online for transparency.
  - If they want to revise bylaws, they can look internally to execute.
  - They must go to Yukon tenancy office downtown.
  - For reviews, Citizens can go to the Judicial Council or Chief and Council.
  - They are trying to ensure that housing fits the needs and maximizes the space. In the last page in section 12, there is a proposed two-bedroom unit for discussion to see if that works better. In some new builds, the crawlspace is shorter. In this one, they want to implement more shortage space in new homes.
- **Dianne Smith** spoke of a family with three children. Their electrical bill is $2,000 a month because they have electrical backup. They went to Social Assistance, but because their light bill was so high, they wouldn't help that family.
  - Woodstoves are taken out of houses. In one year, she had three furnaces changed in her house and they're $28,000 each.
  - She recommended they look at blueprints. Some Elders cannot afford $2,000 with electrical backup.
  - Renovations: She lives with chronic pain, and a very narrow bathtub was put in.
- **Matthew Dickson:** Tiny Homes have high electric bills.
- **Dianne Smith:** The family wanted a four-bedroom home with a woodstove and oil backup. The Housing Allocation Committee just said to them, "This is what you're getting."
- **Jacine Fox** said it was true that some houses are being allocated without the Housing Allocation Committee.
- **Matthew Dickson** said it was an issue that was rectified. No houses were given out by any staff.
- **Jacine Fox:** Kwanlin Dün First Nation has negotiations with Yukon Energy for the dam. They need a reciprocal agreement for electric heat or switch back to wood or oil. She wanted them to make sure they were not heating by electric and to have an alternative heating source. A Tiny House would cost $450 for rent and $700 for electrical. What's the criteria to have solar panels?
- **Sheilah Sutherland** on Zoom**:** They should have tenant insurance but it's hard with a wood stove. The First Nation should sit with ATCO and discuss subsidizing in Kwanlin Dün's Traditional Territory.
  - There are bigger issues in housing. There is no room for growth for families. She lives in a three-bedroom house with her four children.

- She also sits on the Housing Allocation Committee. Her being at the Housing General Assembly had to do with her as a Citizen. She said it was hard to see single people living in big houses that are suitable for families. They need to grow and adapt with the policies and develop them so it's more beneficial for people long term, not short-term living. She is a non-status Beneficiary and Citizen. She got a $2,400 electric bill because her meter wasn't read properly. She asked: How do we support our people in a financial crisis or in an emergency?
- **Chief Sean Smith:** Council priorities are housing. Their corporation had a contract to build more houses. The last solar installation project was subsidized by YG and the federal government. The Yukon government has since pulled back on their policy to install solar so Kwanlin Dün cannot install any more solar panels.
- **Jacqueline Shorty** on Zoom: December had record lows in Yukon. So many homes had issues with heating, such as propane or oil.
- As a community, they can look at the *Civil Emergency Measures Act.* The first part of the legislation under "Interpretation" says: "peacetime disaster" means a disaster, real or apprehended, resulting from fire, explosion, flood, earthquake, landslide, weather…" When there is a state of emergency called, that activates resources
- Some electrical bills are as high as $3,000 or $4,000 just from December.
- Social assistance has a ceiling for their payments on electricity.
- It may become a Community Services issue because some may face having their electricity cut off.
- **Delores Scurvey** lives in her grandparent's house on the Old Alaska Highway. She talked about the house next door to her. It came from DIA. Her four uncles, her dad, and grandpa built that house. Her parents looked after the individual. The map said it's half a hectare. Last year, she was told that is now cut in half because the other house was allocated to whoever his family was. She said his family never looked after him or built the house. Her family is being penalized for what her dad built. His half a hectare was given away. She considered that a "backdoor deal."
- She hasn't had water delivered for three weeks. No one from Housing has given her an answer. She also talked about snow removal and garbage removal.
- **Ray Webb**: Why is electricity being used in the new homes? It's a big mistake. Elders can't afford that. ATCO can charge what they want. Haeckel Hill power should be used for Kwanlin Dün houses and get away from ATCO. Wood/oil should be the backup, not electric. Include Citizens in decisions.
- **Jennifer Edzerza:** A lady in Housing called her about the homes behind there that were built. Jennifer asked if they were electrically heated and how many were electrically heated. One lady had wood/electric heat.
- She said Housing should put out a call to Elders before the houses are built to envision what Elders want to see and that are built to Elders' needs.
- Years ago, there was a freezeout like this past December/January. All Elders with electric heat were shut down for eight or nine hours. They had to put them in the Potlatch House.
- Housing leans toward electric heat, but her wood furnace got her through the winter.
- **Christine Genier** read a question by **Sheilah Sutherland** on Zoom**:** Garbage is an issue and so is cardboard and recycling. Will there be more frequent garbage pickups? Can we have designated recycling bins for cardboard, bottles and cans and

bins that can be dropped off monthly? Can that money be collected from this and be put into the Elders' funds to support them?

- **Troy Friday:** The other member of the Resolution Committee left the General Assembly.
- **Matthew Dickson:** Key component from Citizens is the need to get away from electric.
  - The 22 new units funded by CMHC mandated electric heat. They informed CMHC that they were not going to remove oil from their buildings. They asked for something else to help with that. Some homes have heat pumps. On McClimon Road, some existing Elder's units have an oil furnace in the crawlspace. Woodstoves have been added as a secondary source of heat.
  - Solar panels were put in but the program has ended. Some Elders have heating in the crawlspace.
  - Water delivery: They have been reaching out to contact the company directly.
  - Garbage bins: Working on getting it going. There have been issues with the garbage truck breaking down.
  - Recycling: Look at Blue Bin if Citizens want.
- **Ray Webb:** Who do we depend on for water delivery?
- **Matthew Dickson**: Glacier Water.
- **Ray Webb**: Why did they get rid of our water truck? We can do our own services.
- **Matthew Dickson:** One issue is sanitation and making sure the water is distilled.
- **Judy Gingell**: You said it's a requirement of the funding for electrical heat. How much are we talking about?
- **Matthew Dickson**: Some programs only operate if you have electric heat. There are certain coded requirements for energy efficiency. They're trying to remove fossil fuels. It's "You remove your oil; we'll give you this money to renovate."
- GNPP (Greener Neighbourhoods Pilot Program) was going to be completely scrapped but then they were lenient and said they could have wall-mounted heat pumps which meet the requirements and can be shut off. It allows them to renovate the exterior and therefore, the value.
- **Sheilah Sutherland** on Zoom: There was a drop-off at the Potlatch House for recycling. She wanted the money to be used to support Elders.
  - Why are FireSmart employees not cutting wood for Elders who have woodstoves? Kwanlin Dün needs their own wood-cutting crew.
- **Matthew Dickson**: Policy is needed for recycling and he supported that.
  - FireSmart has moved from auxiliary-on-call and are now on three-year terms. They have been able to strike deals with the federal government and YTG.
  - Woodcutting requires a directive from Council. Look at notifying Citizens for pick up.
- **Christine Genier** asked for another nomination for the Resolution Committee.
- **Sheilah Sutherland** on Zoom nominated **Jessie Dawson** who accepted.
- **Ray Webb** nominated **Delores Scurvey** who accepted.
- Resolution Committee: Troy Friday, Jessie Dawson and Delores Scurvey.

Lunch break

Open Forum

- **Dianne Smith:** Can we get a new garbage truck and a new water truck?
  - There is also a shortage of staff.
- **Chief Sean Smith:** That was brought to Council back in 2014. Those vehicles need to be licensed and maintenance was an issue. Access to clean water is important. Jobs for Citizens is important. A one-ton vehicle and a trailer is used for garbage pickup.
- **Matthew Dickson:** In Tab 11, there is the O&M breakdown. The garbage fleet needs refurbishment.
- **Dianne Smith:** Can we tap into federal government funding?
- **Matthew Dickson:** We are chasing it.
- **Darlene Smith:** The new builds are funded through an agreement that has guidelines. That's why they have electric heat to get away from emissions.
  - She thought that Community Services, Citizens, Beneficiaries should have input into layouts of homes. Take into consideration the R-value.
  - Housing has an annual surplus of $10.8 million, yet the new builds have the cheapest appliances and building materials. Citizens deserve top-quality materials. Her motto is: "If you're going to build something, you build it right once".
- **Chanel Sutherland** on Zoom: KDFN has a lot of youth who are on their own and living independently. Does KDFN have future plans to have supported living for our youth already living independently or in care settings such as an apartment with round-the-clock front desk support workers to help youth learning to live independently so that they can gradually transition into living on their own?
- **Chief Sean Smith**: Youth are important members of the community. A housing complex is being built on McLennan. Some kids are couch-surfing. Some are involved in illegal activities are taking advantage of young people. A youth gathering will be in February.
- **Ray Webb**: Chief and Council came up with the money for purchasing Sky High without consulting Citizens. Why can't we buy a new water truck and new garbage truck? Why can't we get money from Canyon City?
  - What are the duties of the security officers in the community? They seem to be just driving around. Do they have any mandate?
  - In 2011, we brought up security and bringing the tripartite agreement back which gives native policing rights.
  - There's a 10-week course in Juneau, Alaska. Send the Community Safety Officers there and they become a Village Public Safety Officer with a badge, baton, handcuffs and pepper spray.
  - A lot of things in the community happen when the CSOs are driving around.
- **Chief Sean Smith**: The CSO program relies on RCMP for contracted services.
  - The Administration of Justice Agreement is Kwanlin Dün's ability to draw down legislation, establishing its own court system, enforcement and policing.
  - Kwanlin Dün has a tripartite agreement with the RCMP. More training and equipment are needed for CSOs.
- **Amanda Calbery**: Regarding the garbage trucks and the boilers at the apartment buildings, why aren't they budgeting for depreciation?

- Will the Housing Allocation Committee look at Youth housing? Her daughter who has a baby needs a house, but she must wait until she's 18.
- For the cold spells and Elders in houses, it's a way to work together. CSOs can check on Elders.
- During COVID, there was a red and green paper handed out. If someone needed help, they would put red in their window.

- **Matthew Dickson**: Some Elders have Lifelines. Make sure the homes are built for now and the future. The Crawl space can be utilized with a walk-in basement and walk-in shower. The new homes have good R-value.
- **Norma Shorty** on Zoom wanted plowing, trash and water services even though she doesn't live in Kwanlin Dün housing. She wanted "fee for service" so she could pay.
- **Teresa Waugh** on Zoom was upset about names being mentioned in the meeting.
- **Christine Genier** talked about naming the issues and not the people.
- **Malinda Dawson** on Zoom**:** What is the age to move into Elder's homes?
  - The Community Justice office should be used for housing. No homes should be used as offices.
- **Matthew Dickson:** It's 60 years of age and older to qualify for Elder's homes. With the accessibility of the new units, they prioritize those with mobility issues of those 65 and older. Regarding the Community Justice office, staffing is utilized in that home due to complexities with the House of Learning currently and ensuring office spaces are adequate for service delivery.
- **Judy Gingell:** The Elders Council passed a resolution that a family in Robinson get proper water delivery, have their water tanks cleaned on a regular basis as well as their septic tank. The dump truck and water truck have sanitary regulations where staff are well-trained.
- **Matthew Dickson** has not seen the resolution from the Elders Council meeting. On the agenda is maintenance of vehicles in the yearly budget going forward.
- **Chief Sean Smith**: Some houses in Robinson were built before Kwanlin Dün was a self-governing First Nation. Safety is a priority. A proper septic system contributes to the quality of life. What are our expectations for housing? We need feedback for policies and regulations.
- **Sheilah Sutherland**: Find finances to support housing.
  - She was a Community Safety Officer. Citizens didn't want them to carry weapons. Having their presence was enough a deterrent.
  - People don't like being watched. Until there is Circuit Court in Kwanlin Dün, they must use it. her daughter Chanel Sutherland should be able to qualify for a home. They need to grow and adapt as a community. Kids should be able to live on their own. The average 18-year-old is not able to do things like in the past.
- **Ray Webb**: All Elders should get services, regardless of where they live.
  - Why are contracts not posted? They need comparisons to know the bids. The same individuals are doing contracts. It's unfair when jobs are given on a "silver platter."
- **Matthew Dickson**: Typical contracts have seven to 10 contractors. He wanted transparency.
- **Dianne Smith**: She phoned HR for a person who dropped off a résumé, but it was not found. Kwanlin Dün is short-staffed and Citizens are seeing it.

- Houses not built by CMHC are serviced. There are houses that belong to DIA. One Elder not on First Nation land got her home renovated but she passed away.
- For McIntyre and Crow Street: What has become of the plan?
- Look at funds to repair these houses. An Elder had to spend $20,000 for repairs to her house when it was flooded.
- Why are people who don't live in McIntyre ignored? Create a program for them.
- The *Constitution* says all Citizens are created equal.
- **Chief Sean Smith**: DIA homes are brought to the Council table. He said a Council member was told not to be at a meeting.
- **Jeremiah Gordon** on Zoom: Heat pumps need to be turned off after minus -20.
- **Matthew Dickson**: They are fighting to keep oil as the primary heat source.
- **Darlene Smith** agreed with Ray Webb about the purchase at Fish Lake.
- New homes on Murphy Road had no walkthrough so people don't know how things work. There is in-floor heating. Condensation is there; they need a fan.
- Funding for more houses: Women should be on the design committee. They clean and buy groceries.
- The same things are said every year about contracts. They have a right to see all contracts.
- Snow removal: She heard that their lots weren't getting shovelled but people who work for Community Services are getting those services. It should happen for everybody.
- Emergency measures: Essential services still need to be provided as the homes are Kwanlin Dün's assets.
- Electricity bills: She agreed with Ray Webb. It's Kwanlin Dün's money.
- **Matthew Dickson:** Walk-throughs are done by Community Services teams. Architectural teams have a mixture of both men and women.
- **Darlene Smith:** Architects don't live in the community. Citizens and Beneficiaries are invested in community, and they are left behind with these buildings.
- "Let's Keep Talking" meetings should be brought back.
- **Matthew Dickson**: Community Services had an on-call snow and garbage service during the Christmas break.
- **Jacine Fox**: Tiny Houses are a good idea. They were designed for Elders. The majority refuse to move into them as they are too small, they have no storage and they are inadequate. Consider moving Youth into the Tiny Houses.
- Chief and Council should take into consideration Elders who have adult children living with them and fix the house for them.
- CMHC houses: They took out another mortgage on her home when it was paid for long ago.
- There was to be a Reserve Revenue Fund for each house when they were first built. None of the homes came with washers and dryers.
- Only her kitchen and bathroom have been renovated; she has lived there for 50 years. The exterior needs linseed oil.
- It takes 12 cords of wood a year to keep her house warm.
- She spoke of Citizens and Elders who need their yards ploughed and they don't live in McIntyre. They live in DIA houses.

- **Melissa O'Brien** on Zoom said Kwanlin Dün followed the City of Whitehorse policy for tenants.
- **Sheilah Sutherland** on Zoom proposed a help phone for the community to report on housing or personal issues.
- **Chief Sean Smith:** The CSO program had recommendations around safety. It was good to include an emergency line for help — ambulance, fire or police servicing.
- **Ray Webb:** Snow removal for solar panels is a problem. Haines Junction did similar, but their panels were out in a big yard where they are standing straight and snow doesn't collect.
  - He wanted to see all Chief and Council. He asked: Where is Councillor Ray Sydney?
- **Chief Sean Smith**: He is on leave for personal matters.
- **Ray Webb**: Chief and Council are Kwanlin Dün's leaders, role models and decision-makers. Start doing snow removal for all Elders no matter what kind of home they live in. Elders deserve that. Community Services is for Elders.
- **Chief Sean Smith**: The Director of Community Services brought back estimates for Council to consider. Those who live on their own private land need to be considered. He recommended drafting a resolution.
- **Ray Webb**: All he hears is cost yet Council went into Surplus dollars for the purchase at Fish Lake. He said they should have went to the bank. They could do the same for Elders.
- **Councillor Charlene Charlie**: The Fish Lake purchase was to protect the land that belongs to Kwanlin Dün people. Fish Lake is a major Traditional Territory. It was a large purchase, but they had a small window to purchase it. There was a non-disclosure agreement connected with it. Snow removal will happen; just be patient. They have asked the Director of Community Services for a budget.
- **Jennifer Edzerza** moved into 17 Hanna Crescent in November 1986. There was cold air coming in the windows. At their expense, they got an inspector. His comment was that it was built with the cheapest of cheap materials. He said they were living in a garbage bag; it is so airtight.
  - They reported it to Housing but they never fixed it. Before the next winter, they put plastic on all the windows and basically did the renovations themselves.
  - A person renovated her DIA house at her own expense. When building cheap, Citizens pay a high price.
  - She fought for nine years to get snow removal. Where is it in the policy that it can't be done? There is no policy.
- They want everyone to live in McIntyre and it's not right.
- **Allan Taylor**: This hasn't been done for the longest time. They need time for the meeting to get business done. Ideas continue past 5:00 p.m.
- **Chief Sean Smith**: These conversations need to go past a time limit.
- **Amanda Calbery:** Only her kitchen has been renovated.
  - Why aren't we taught how to retain heat in our houses and to maintain them?
  - Elders with grown children living in houses: Why can't her son take over her mother's home when she passes?
- **John Sam**: All need to come together, be united and come to agreement. He recently moved back to the Yukon to a property his family had since the 1970s and renovated the home so it's livable.

- They need a program for young people so they will get off the street.
- **Darlene Smith**: Do you collect rent for DIA homes at Robinson and other places? It shouldn't matter where the home is.
- **Matthew Dickson**: Not all of them.
- **Darlene Smith**: Will there be woodsheds for Elders' homes?
- Is there a renovation list?
- She noticed some homes have patchwork flooring. They have pride in their homes and they deserve nice quality. Can they pay to upgrade it?
- **Chief Sean Smith**: The seven homes that were built by Canyon City and Narrow Gauge Construction were quality homes.
- Singles housing and small-family housing are needed. Construction companies can take contracts and buy cheap materials. That was done under the previous administration.
- Now there is a check-in system where an employee at Community Services ensures houses are built to code and quality work is done.
- **Darlene Smith** didn't agree with the comment about the past administration. She had issues in her house, and she needed to get all taps replaced because they were leaking. Everything got replaced with plastic and this was recently.
- **Matthew Dickson:** They are trying to get away from patchwork and have quality work in homes. There will be errors but they're trying to fix those. He requested feedback. They shouldn't accept poor quality.
- **Elder Councillor Elaine Shorty** on Zoom: Start placing youth in the small homes. The spaces are not big enough for Elders. Many Elders like having grandchildren stay with them.
- The house she is in has never had repairs.
- **Jacine Fox:** Chu Níikwän owes Kwanlin Dün $7.1 million. She suggested they be contacted about buying the wood truck, water truck, and big-ticket items.
- Single people in three-and four-bedroom homes should be in single-person units.
- She suggested building a single home on a big lot with a view of adding to that home as the family grows. A Cardinal Contracting contractor has designed homes in Ross River that incorporates that.
- **Matthew Dickson**: The tenancy team at Community Services has grown and will engage more with Citizens. They are looking to plan for future use and future growth.
- He talked about MURB — Multi-Unit Residential Building. It can be added on and plan for future use and future growth.
- **Shirley** (No last name): She heard from an investigator about black mould that is in most houses in the community.
- When will the information be released to the community? When will they be cleaned up? How did the houses get passed in the 1980s? The insulation, siding, cementing were not properly done.
- **Matthew Dickson**: Poor inspections. Mould remediation will be done. There are five companies in town who do that work.
- **Shirley** (no last name): She said her dad was shrugged off by one of the investigators in the past.
- It shouldn't fall on Kwanlin Dün's shoulders financially. They weren't built by Kwanlin Dün Citizens who shouldn't be accountable for them.

- The ones who told Citizens to move to McIntyre should be accountable.
- **Chief Sean Smith** heard those concerns when he was young. Contractors took the cheap route to get the job done. They didn't have basic services at Lot 226. Leadership had the option to move Citizens. But they didn't know everything.
- **Shirley** (no last name): Kwanlin Dün has gained footing in some ways.
- The majority of houses have been affected by black mould. Do you want to pay for the teardown and the buildup of the majority of the houses?
- **Chief Sean Smith**: They can access $20 million at the federal level that can be brought back for deeper renovations for 100 houses.
- **Shirley** (no last name)**:** Black mould causes serious health issues. There is also asbestos in some houses.
- **Matthew Dickson**: The problem was poor inspections and improper ventilation.
- Exterior retrofits will be done to the foundation.
- The solar panels can't be used on the roofs.
- **Steven Shorty**: Youth need to be involved and encouraged to attend these meetings.
- Some Citizens have a sense of entitlement where they show up for work when they feel like it, they're late or they don't call in.
- He teaches his nephews to learn to stand up for themselves.
- **Karen Dawson** gets calls from Elders about getting a home. The *Constitution* says it is 60 years of age to be an Elder.
- The Tiny Homes were built with inferior materials.
- Elijah Smith negotiated land for all Yukoners. The previous Council had a lottery for homes and land; now they're being sold.
- She said Administration is "laughing at Council." Citizens are not stupid. Too many employees are bullying Citizens.
- **Allan Taylor**: They need the full input from Citizens on housing issues. A lot of problems were inherited from the past Administration.
- To go forward, they have to continue meeting and talking.
- For allocating houses, it seems like it's who you are when a person gets a house.
- He spoke of what happened with his niece. He encouraged everyone to provide help ASAP to anyone who needs emergency shelter or wants to work on sobriety.

Break

- **Malinda Dawson**: A male Citizen told her he walked through the community and there were 13 houses that were vacant. He said he had nowhere to go in his own community.
- She said Kwanlin Dün men need help. They want to get out of Salvation Army.
- Some Elders are couch-surfing. She said they should be "treated like gold."
- **Judy Gingell**: The Tiny Homes were built initially for single people.
- She has attended many meetings and they're "talking in circles; nothing has changed." That tells her that Council doesn't look at the minutes.
- Policies need to be reviewed and amended to address issues. Policies and procedures need to apply to Citizens which is in the *Constitution*. Agreements say they are responsible to Citizens.

- **Pat Joe** wanted to see another housing meeting as they haven't talked about everything.
- **Chief Sean Smith** knew they haven't heard all issues about housing, and it would be beneficial to have another meeting. Council is working on a 20-year Housing Strategy, and they need feedback to be effective.
- **Darlene Smith** wanted to hear from Pat Joe and Dianne Smith on the history of how they moved to McIntyre from Lot 226.
- **Dianne Smith** wondered if the members of Council had a discussion before coming to the Housing General Assembly.
  - Are there minutes on action items?
  - Elder abuse is in the community, but they don't want to press charges or make a statement.
  - She said an emergency fund is needed. What Elder Councillor Allan Taylor's niece went through shouldn't happen.
  - She was tired of seeing people struggle. Chief and Council have not fully lived up to when they were sworn in. It seems like they're not listening.
  - She received a notice that she was going to be evicted if she didn't pay her rental arrears. Her grandson told her to make some payments.
  - Housing is part of the Truth and Reconciliation Calls to Action.
- **Chief Sean Smith:** Those comments were in "direct contravention of what Council does" and they are not based on truth. Council has dealt with resolutions over the last couple of years that result in actions that Matt is doing for Community Services.
  - For emergency supports fund, there is a policy in development.
  - For disaster-related issues, there are other funds

Relocation Presentation

- **Diane Smith**: The relocation agreement went on for years. Her father Chief Johnnie Smith had a meeting with Indian Affairs and showed how they had to live at Lot 226.
  - The Liberal government brought in a program for low-income people, CMHC housing
  - **Elaine Smarch** and **Dianne Smith** worked on the relocation. Because of the ministerial guarantee, they didn't have to pay $1,800 a month.
  - CMHC funding was based on 25 percent of their income. They were to pay rent for 25 years. She said they are only tenants and don't own their houses. Kwanlin Dün own the land and Chief and Chief are the landlords.
  - There were seven places suggested to move. The federal government had infrastructure already built in McIntyre because of a proposed pipeline. A referendum vote happened and 99 percent voted to relocate to McIntyre.
  - Neighbourhood Plan for McIntyre and Crow: She sat on that committee and told them that Kwanlin Dün needs detailed demographics. They needed to look at the future. That was a mistake.
- **Pat Joe** expanded on what Dianne Smith said about the relocation.
  - The sewer came from the top of the hill down into Lot 226. There was no running water. Some had 16 people in one small house.
  - The Elders fought to have their people have running water, sewer and electricity.
  - They needed homes because children were being taken away. It looked like they were living in poverty.

- Vulnerable women needed a home to have custody of their children.
- Johnnie Smith said, “We are not reserve people.” If they didn’t want to live at McIntyre, they would be given land.
- She said they need to look at reconciliation — healing past harm. They wanted a strong sense of belonging as they are a community.
- The relocation agreement allowed for them to practice their culture without penalty.
- They would pay the mortgage or rent for 25 years. After that, it was considered the home would be theirs. She has been in her home 40-plus years. She was afraid of being evicted.
- She wondered why there were housing inspections; she feels distrust.
- They should Integrate Indigenous housing and Indigenous ways.

- **Norma Shorty** made a timeline of Kwanlin Dün and their history.
  - She spoke of the impact of the Klondike Gold Rush and building the Alaska Highway. Development happened first before consultation.
  - Land interest is still valid today.
  - She said Administration seems to override self-government.
  - **Dianne Smith**: With elections, many promises were made. She said they will never own their houses. Kwanlin Dün owns the houses and the landlords are Chief and Council.
  - **Jacine Fox**: When they moved from Lot 226, Johnnie Smith promised them that they would own the houses.
  - She was evicted because she is a co-owner of the house her son purchased. He can’t afford to buy the houses, so she co-signed. Everything is done by him. She doesn’t take ownership of them. She opposed the Housing Policy. Kwanlin Dün people should be supporting their children. She was being penalized.
  - She would go into rent-to-own if essential repairs are done on her home
- **Margaret McKay** spoke of her current family situation in McIntyre.
  - Kwanlin Dün is attached to water and places like Fish Lake. All Yukon First Nations have used that area. She was glad that the business was purchased.
- **Amanda Calbery** said evictions shouldn’t even be on the table. A payment plan should be enacted. Intensive trauma-informed training needs to be done.
  - Home ownership: She wouldn’t want to own her home.
- **Ray Webb**: Nobody should be evicted unless someone is doing something illegal.

Resolutions

- **Christine Genier** read the Resolutions into the record.
- Resolution #10 — Housing Bereavement Housing Policy
- Resolution: Cost of Electricity.
- Resolution: Development of Housing Law.
- Resolution: Community Services, Staffing and Training
- Resolution: Council Oversight of Administration
- Resolution: McKay Eviction
- Resolution: Elder Considerations in Housing Matters
- Resolution: Good Neighbour Policy
- Resolution: Housing Allocation Priorities
- Resolution: DIA Housing

- Resolution: Review and Assessment of Housing Policy

Motion: To temporarily adjourn the Housing General Assembly to another day to be determined but before March 15, 2026.

Moved by: ***Jacine Fox***
Seconded by: ***Pat Joe***
Decision: ***Carried***

- **Jacine Fox** thanked Matthew Dickson for putting on the Housing General Assembly.

Closing Prayer

- **Dianne Smith** closed the meeting with prayer.