

INDIGENOUS &  
NORTHERN  
HOUSING

# Indigenous Insurance & Risk

Elisabeth Feltaous

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HERE WE GATHER

# Research Overview

## Goals:

- support housing development and provision on reserve
- identify the models that Indigenous service providers have developed and that mainstream insurance providers can copy or expand.

## Objective:

- understand the key barriers to accessing and maintaining property insurance.

## Focus:

- complement the flood insurance risk work by focusing on fire and property insurance.

# Research Questions

Key questions that guided our research.



What is the effect of legislation on the provision and affordability of property insurance for Indigenous communities in different geographies?



What risk-related barriers and obstacles to insurance affordability exist?



In what ways does an Indigenous worldview support affordable insurance for Indigenous housing? What models help advance economic reconciliation?



What for-Indigenous, by-Indigenous small-scale solutions currently exist that provide insurance-related services?

# Legislation

## The Indian Act

On-reserve communities are affected by the Indian Act when they try to get a mortgage and property insurance.

- The Indian Act prevents land ownership, individuals cannot be insured for their home, but only the contents (“chattel”).
- Community insurance is furnished by the band government for all buildings, commercial and residential.

## The First Nations Land Management Act

The FNLMA is another measure to get around the barriers the Indian Act created.

- In the transfer of land management, a First Nations government takes on the liability and responsibility for any environmental issues that happen after the land code begins to apply.

# Barriers and Obstacles



**The Industry**



**The Geographies**



**The Buildings**



## The Industry

- Years of low insurance premiums and rising claims.
- The Office of the Superintendent of Financial Institutions (OSFI) changed the capital adequacy requirements for insurance providers.
- As a result, many property insurance providers have increased their premiums and reduced their coverage on some things to remain strong and return to profitability.





# The Geographies

## Urban



## Rural



## Remote



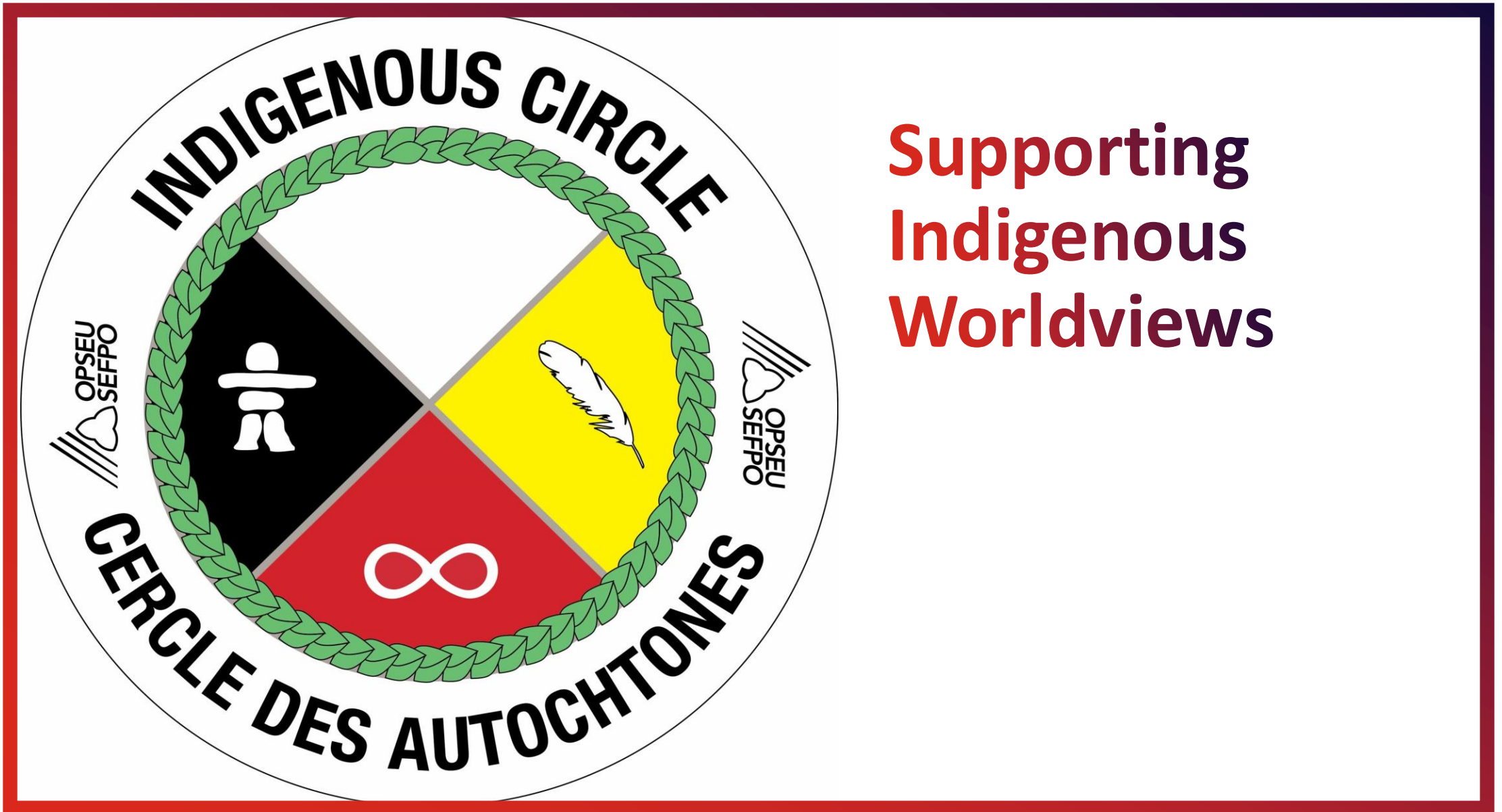




## The Buildings



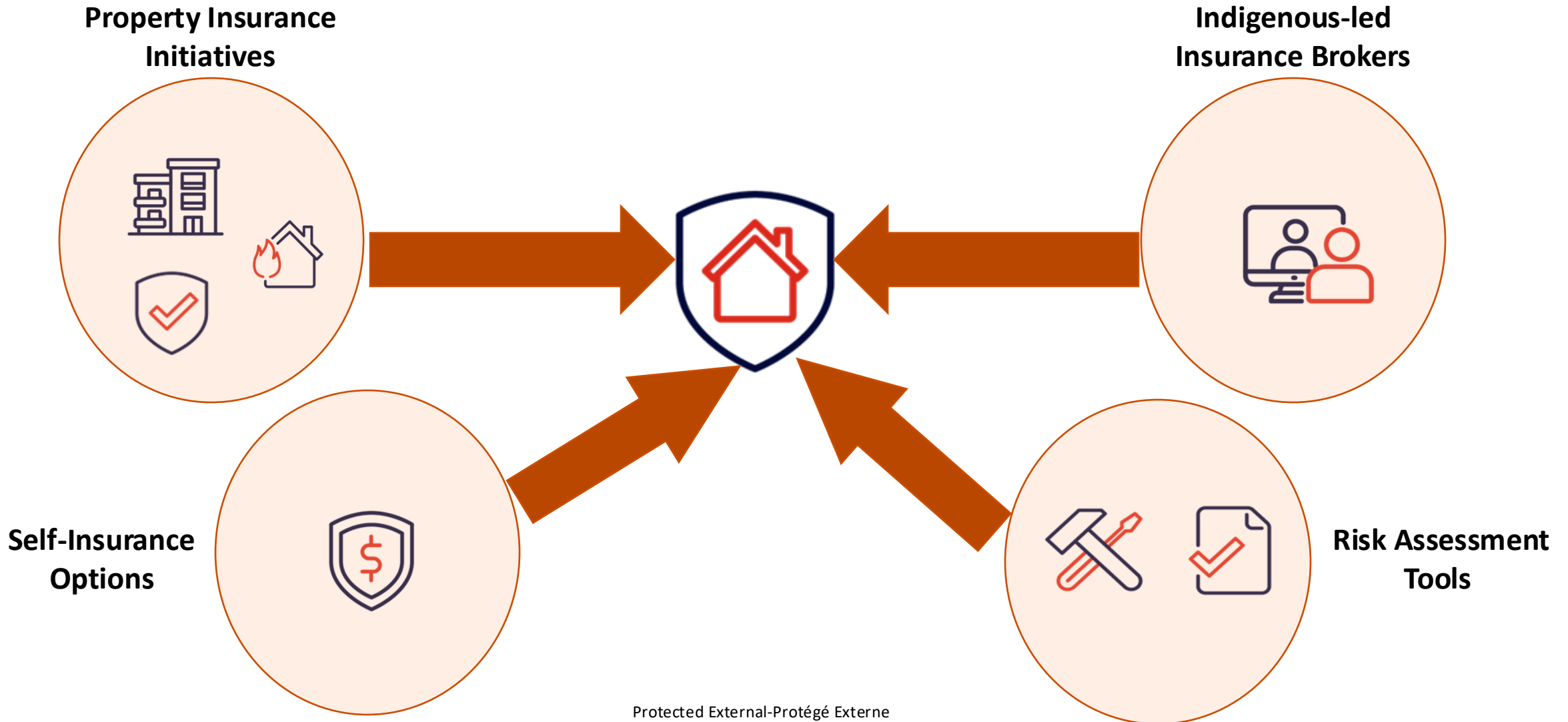
- Older housing and commercial assets were built to meet older federal building standards and codes.
- Insurance providers will consider these assets riskier to insure, especially if older assets don't have the resiliency measures that are now in place (like sprinklers or fire alarms). This makes property insurance less affordable.



# Supporting Indigenous Worldviews

# For-Indigenous, By-Indigenous solutions

## Small-scale solutions



# For- Indigenous By- Indigenous Solutions

## Self-Insurance



Many First Nations prefer to self-insure their buildings and community assets.

- This means that there are no premiums to pay.
- However, in the event of a disaster, the community is solely responsible for costs related to rebuild community buildings.

# Continuing the Conversation



# Continuing the Conversation

Implications to the Housing Sector



Economic Reconciliation



Risk Assessments



Local Knowledge



Rebuilding Provisions in Policy Documents

# Continuing the conversation: research opportunities

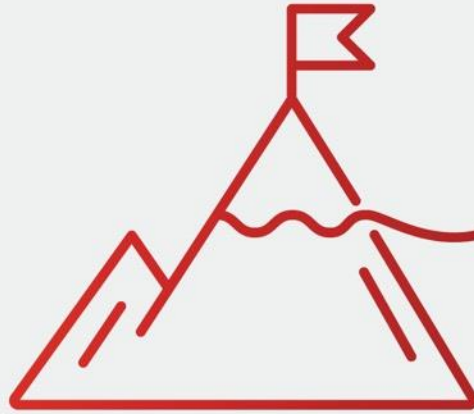
## Transitions from Band to Home Ownership

- Examine the provision of insurance during the transition from band housing to individually owned housing.
- Doing this will provide additional information on barriers that may be encountered during any housing transformation initiatives.

## Cost of insurance: rural vs. urban

- Quantify the cost of insurance in Indigenous territories over the past 10 years
- Compare to non-Indigenous locations next to urban areas and in rural/remote locations.

# Our Values



**COURAGE**



**COMMUNITY**



**IMPACT**



# Thank you

Elisabeth Feltaous

Senior Specialist, Research Division

[efeltaou@cmhc-schl.gc.ca](mailto:efeltaou@cmhc-schl.gc.ca)

# Further Reading

[Research Insight](#) (2023-2024)

[Literature Review](#) (2022)