

MUSQUEAM HOUSING

NEWSLETTER

DECEMBER 2025

Winter is coming!

Things are getting chilly out there. Love it or hate it, the cold weather months are upon us. While there's a lot to look forward to - holidays, brisk walks, cozy indoor days - read through this newsletter for Housing updates and tips to stay safe and comfortable in the coming season.



REMINDER !!

MUSQUEAM ADMINISTRATION HOLIDAY CLOSURE

Musqueam Administration offices are closed from December 22 to January 4 with office reopening January 5. But don't worry - you won't be left out in the cold!

For housing assistance during the holiday closure, please contact the emergency on-call housing number: 604-269-3381



PROJECT UPDATES



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HEALTH & SAFETY RENOVATIONS



Through Indigenous Services Canada (ISC) funding applications for housing renovations, **16 out of 17 units** that were approved for funding in fiscal year 2024-2025 **are complete!**

Housing continues working on numerous requests, including gathering the applicable documentation to meet the eligibility requirements and address members accessibility needs.

Your home is eligible if...

- on-reserve
- at least 15 years old
- has *not* received funding in the last 10 years
- needs functional (not cosmetic) repairs

ISC FUNDING CRITERIA

- An inspection by an Environmental Health Officer (EHO) from the First Nations Health Authority (FNHA) is required.
- Quotes for renovations are based on what is identified in the EHO report.
- Each home is eligible for **up to \$80,000** of renovations, but funding is dependent on ISC review and approval.
- If you are approved, you will then not be eligible for this funding for another 10 years.



For questions or more information on how to apply, contact the MIB Housing Department.

ABOVE & LEFT: NEWLY RENOVATED KITCHEN AND BATHROOM IN MUSQUEAM HOMES.

HOUSING DEPARTMENT UPDATES

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ENERGY EFFICIENCY

AVAILABLE INCENTIVES

Upgrade	Requirement	Incentive Max
Insulation	Minimum R20 added Incentive = \$0.125 (x) R-value added (x) insulated area (sq. ft.)	\$2,000 per premises
High-efficiency windows and doors	U-factor (metric) of 1.22 W/m ² -K or less	\$950 per rough opening \$9,500 per premises
Dual fuel heating system	Must be on the central ducted heat pump (dual fuel) list.	\$15,000 per premises
Ventilation	Premises must receive one of the following incentive-eligible upgrades to qualify for this incentive: insulation, windows, doors, dual fuel heating system, condensing natural gas water heater, or heat pump.	\$1,200 per premises
Condensing natural gas water heater (tankless or storage tank)	Must be listed on the Qualifying Condensing Tankless Water Heater List or the Qualifying Condensing Storage Tank List.	\$3,500 per premises

HOW TO APPLY

Email or text your full name, address, a picture of your BC Hydro meter *and* a picture of your Fortis gas meter to:

Montek Gharial, Community Energy Specialist
montek.gharial@musqueam.bc.ca
 604-671-1258



HOUSING DEPARTMENT UPDATES

ENERGY EFFICIENCY

WORK COMPLETED: APRIL - DECEMBER 2025

Improvements	Number of Houses
High Efficiency Windows	10
High Efficiency Furnace	6
Tankless water heater	1
Ventilation – Exhaust fans	5
Energy Research Study Participation	6



See the Musqueam Housing Checklists for information on how to maintain your home this winter season!

HAPPY HOLIDAYS!

Musqueam Housing wishes all community members, staff, and partners a very happy holiday season. May you and yours be safe and well. Stay warm and see you in the new year!



THANK YOU

ELDERS, YOUTH,
COMMUNITY & PARTNERS
FOR YOUR CONTRIBUTIONS
AND PARTICIPATION!



**CONTACT
MUSQUEAM
HOUSING**

6735 Salish Drive
Vancouver, BC V6N 4C4
604-269-3381



Musqueam Housing Checklists

Monthly

- Pay monthly rent by:
 - pre-authorized debit (PAD)
 - certified cheque
 - cash
 - e-transfer: [etransfer: etransfer@musqueam.bc.ca](mailto:etransfer@musqueam.bc.ca)
**include your name and address*
- Test your carbon monoxide detectors by pressing the button and letting it sound.
- Check and clean range hood filters.
- Clean drains in dishwasher, sinks, bathtubs and shower stalls.

Quarterly

- Change filters in your furnace.
- Vacuum all bathroom fan grilles, radiator/heating and refrigerator vents, and fire/smoke detectors.
- Clear trash and clothing to prevent fire hazard around cold air intakes.
- Clean gutters and downspouts.
- Inspect the fire extinguisher for adequate pressure and wear
- Check air vents indoors and outdoors for blockage by snow or other debris.
- Check for safety hazards such as loose handrails,

Fall & Winter

- Keep snow clear of gas meters, gas appliance vents and exhaust vents and basement windows.
- Check and clean or replace furnace air filters each month.
- Clean humidifier two or three times a season.
- Examine windows and doors for frost accumulation or cold air leaks. If found, make a note to repair or replace it in the spring.
- If you have a plumbing fixture that is not used frequently, such as a spare bathroom sink, tub or shower stall, run some water briefly to keep water in the tap.
- Test plumbing shutoff valves to ensure they are working and to prevent from seizing.
- Disconnect water hoses from hose bibs to avoid the hose from freezing and the hose bib from cracking.
- Check to see if any icicles are hanging from the house and take note of location. Icicles are an indicator of possible ice/snow dams.
- Clean exterior to pest-proof your home in anticipation of colder weather.

Maintenance Service Requests - 604-269-3381

The head of a household can call for a service request (SR) for urgent home matters, including:

- Floods and major leaks
- Electrical problems
- Malfunctioning hot water tanks & furnaces – *No heat, no hot water*
- If your furnace or hot water tank needs an assessment or servicing
- Home audits to assess building elements such as roof, flooring, appliances, etc.

Note: SRs are prioritised based on emergency, elders, and disabilities.

Energy Efficiency

Call Montek Gharial, community energy specialist, at 604-671-1258 to:

- Book a home assessment to check insulation and the mechanical system.
- Get your windows and doors checked for gaps and install weatherstripping.
- Inspect your attic and basement insulation.
- Ask questions to find out more about how to improve the energy efficiency of your home!