



# VOICES ON HOUSING

A Summary of the Results of the Northwest Territories Housing Corporation's Housing Engagement Survey

May 2017



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## Message from the Minister

Travelling from community-to-community, I have had a chance to have many discussions with our residents. People have recounted to me some of the challenges that they have had trying to access affordable housing, housing that is not overcrowded or housing that is healthy and safe. Some of them had very detailed ideas on potential solutions to make housing better in the Northwest Territories. In an effort to be both transparent and inclusive, we developed and distributed a housing survey to provide an opportunity to give a voice to any resident of the NWT to tell us their thoughts on housing.



I am pleased that the work of the housing engagement survey has been completed, that we received nearly 1,500 responses and that residents were truly engaged by virtue of all the write-in responses that were submitted. I want to thank everyone who helped make this survey a success especially the Local Housing Organizations and Government Service Offices who assisted people in our communities to fill out the survey. I, also, want to thank the participants of the survey who took time out of their day to complete this comprehensive survey.

Now the hard work begins in critically examining how we currently conduct our business and how we are addressing housing issues now. We will need to reflect and take guidance from the direction that people have provided through the survey and ensure that we are listening to all the voices on housing.

The program renewal will be conducted based on the results of the housing engagement survey with the ultimate goal of assisting residents so they can obtain housing, maintain their housing and retain their residences.

Honourable Caroline Cochrane  
Minister Responsible for the Northwest Territories Housing Corporation

## Executive Summary

From November 2016 to March 2017, the Northwest Territories Housing Corporation (NWT HC) sought feedback from residents and stakeholders to renew its strategic actions through a Housing Engagement Survey. This feedback will help the NWT HC focus its investments in the short-term, which is especially important in these challenging fiscal times, but also in the long-term as we strive toward the vision of affordable, adequate and suitable housing for all NWT residents. This survey allows the NWT HC to connect directly and hear the views of users of housing programs, community leaders, housing stakeholders, and the general public.

A total of 1,464 surveys were completed, which in relation to the approximate 14,800 households in the NWT represents a very successful engagement with people and communities.

Some broad themes emerged from the survey. Most residents felt that the territory would benefit from more Public Housing. Improving the accessibility and delivery of homeownership programming was also popular. This programming includes homeownership purchase support, home repair, and lease-to-own programs. Respondents also indicated strong support for integrated approaches to address homelessness, identifying partnerships as key to achieving successful outcomes. Nearly 10% of survey respondents identified themselves as homeless.

Families, elders and persons with disabilities were prioritized by respondents as needing housing assistance. There was also strong support for partnering with Aboriginal governments and organizations to advance their housing aspirations, especially in the area of information transfer and sharing knowledge.

With respect to energy-efficiency, education and promotion were identified as key components. Respondents also indicated that empowering residents to take responsibility for their own energy and utility consumption was important.

Finally, a large number of write-in responses noted that better communications on housing programming was needed as well as improved customer service.

## Strategic Action Renewal

Results from the Housing Engagement Survey are intended to assist in the development of new actions in support of the strategic priorities of the NWT HC. Using the broad direction from the survey, the NWT HC will examine all of its programs, initiatives and policies to determine where there may be gaps, duplication, and barriers to access. Promising solutions will be implemented on a quick wins, mid-term and long-term basis. Possible changes may include new programming, pilot projects to test different approaches, research into challenging housing issues, and policy improvements especially in terms of increasing access to programs.

## Building for the Future: Northern Solutions for Northern Housing

The NWT HC's strategic framework, *Building for the Future: Northern Solutions for Northern Housing*, developed in 2012 remains the overarching plan providing direction for the NWT HC. It was the outcome of a broad-based shelter policy review that examined housing conditions and current challenges related to housing in the NWT, the GNWT approach to programs and services, and potential strategic actions that would support the overall goal of improving housing conditions. *Building for the Future* identified the following strategic priorities that continue to guide the activities of the NWT HC:

Strategic Priority 1 – Strengthening Public Housing

Strategic Priority 2 – Improving Homeownership Supports

Strategic Priority 3 – Increasing Housing Options in Non-Market Communities

Strategic Priority 4 - Improving Housing Services

Strategic Priority 5 - Strengthening the Approach to Homelessness and Transition Housing

Strategic Priority 6 - Addressing Housing Challenges for the Working Poor

Strategic Priority 7- Developing Infrastructure Solutions Based on Individual and Community Needs

Strategic Priority 8 - Addressing the Declining Federal Funding

Actions developed to address these 8 priorities were implemented under the 17<sup>th</sup> Legislative Assembly. As the strategic priorities are areas that need continuous work, the results of the engagement survey will provide direction in what further actions need to be developed.

## Mandate of the GNWT: 2016-2019

Priority actions also need to incorporate priorities of the 18<sup>th</sup> Legislative Assembly, which are complementary with the NWT HC's strategic framework.

Under the priorities of the 18<sup>th</sup> Legislative Assembly of the NWT, the NWT HC is committed to addressing the cost of living by increasing the availability of safe, affordable housing and creating solutions for addressing homelessness. The NWT HC will do this by:

- Working in partnership with other orders of government to address affordable housing requirements in support of their service delivery to NWT residents
- Developing program approaches such as Housing First to address high demand for single person households, including those that are homeless
- Reviewing the GNWT's homelessness supports and implementing recommendations that improve policy and program consistency between departments
- Implementing community based housing property management services in small rural and remote communities to improve service levels
- Developing options for rationalizing Public Housing utility pricing structures to promote self-reliance
- Demolishing vacant housing units beyond their useful life to support land requirements for new housing investment
- Developing options to support Aboriginal and local governments in their housing aspirations and initiatives to address homelessness

The NWT HC will also address the cost of living by supporting the use of energy-efficient technologies in public housing, affordable rental housing and homeownership units.

The NWT HC will also support the Assembly's priority of improving community wellness by taking action so that seniors can age in place. These actions include supporting elders to live in their own and homes for as long as possible. The NWT HC will build more Seniors' Supported Independent Living units. The NWT HC will improve the marketing of its programs including preventative maintenance, renovation and mobility upgrades to assist seniors to age in place.

This survey was created with a view towards a complete program renewal on all NWT HC policies and programs. The ideas and themes resulting from the responses to the survey will be used to amend current policies and develop new ones. An update to the NWT HC Strategic Plan, *Building for the Future*, will also be completed in conjunction with the policy review.

## NWT Housing Context

The NWT HC has invested considerable resources over the past several years to address core need in the NWT by improving the quality of their assets and to support homeowners in making the necessary repairs to their homes. A household is said to be in core housing need if its housing fails to meet one or more of the following standards: adequate condition, of suitable size, and affordable and a total household income below the Core Need Income Threshold. Results from the 2014 NWT Community Survey indicate that while overall core housing need has remained relatively stable compared to 2009, there has been considerable progress in improving housing conditions in smaller NWT communities. Despite these efforts, the level of core need in the NWT is still considerably higher than that of the national average.

The core housing need in Yellowknife increased from 9.1% to 17.8% between 2009 and 2014.

Much of the core housing need in Yellowknife is for residents in private market rentals that are experiencing affordability problems. Core Need in other market communities sits at 13% in 2014. In non-market communities the level of core need is 32% down from 42% in 2009. These are all higher than the national core need percentage of 12.5% of all households.

### *Declining Federal Support for Public Housing*

The federal government, through CMHC, transferred responsibility for social housing to the provinces and territories in the late-1990s. Funding for mortgages and operating costs were provided to the provinces and territories with the knowledge that federal investment would decline and eventually be eliminated by 2037-38.

The issue of the declining funding from CMHC, is a critical issue to all provinces and territories. In 2015-16, CMHC provided about \$1.6 billion nationally for social housing and supported housing for close to 600,000 units. All this funding will be eliminated by 2037-38.

The result of the declining operating funding has been that the proportion of the operating costs for the Public Housing program paid for by the GNWT has steadily increased since 2003.

### *Demographic Impacts*

Housing design and delivery need to be conscious of demographics and the changing nature of our population. In terms of demographic changes, there are two trends that are impacting the delivery of housing programs and future demand. The first is the aging population. Since 2004, the NWT population has increased by just 1% in total, while the population 60 years of age and older has increased by 53%. The aging population has had impacts in the Public Housing program as a greater proportion of the Public Housing units are being occupied by seniors. The NWTHC has responded, in part, to this increasing demand by targeting specific units for seniors and by constructing facilities with independent housing for seniors and space for program delivery to seniors in a number of communities. All houses built for the NWTHC are built using a visitable design. Visitable design is an accessibility approach that involves minimum accessibility criteria of a no-step entry way, a bathroom on the main floor and wider doorways on the main floor.

On the homeownership side, adequacy and affordability issues among seniors are becoming a greater issue in smaller NWT communities. The adequacy of the homeownership units in smaller NWT communities is the single largest component of core housing need with the Northwest Territories. Too often seniors that are homeowners in small communities either do not understand their responsibility for maintaining their own home or have waited too long to address needed repairs and therefore units are deteriorating and are becoming beyond economic repair. The NWTHC has responded by increasing the marketing of NWTHC homeownership repair programs towards seniors as introducing a new seniors' energy retrofit program.

The second demographic trend impacting the delivery of housing programs is urbanization. There is some evidence that there has been movement from smaller NWT communities towards larger communities. This is changing the demand for housing in both larger and smaller communities.

All of these challenges affect the residents of the NWT whether they are Public Housing tenants or own their own homes and are seeking to complete renovations to it. Persistent waitlists for Public Housing also demonstrates that the demand for social housing continues to outpace supply. Other

issues, such as the needs of homeless individuals also need to be addressed. The NWT HC is constantly seeking ways to ensure that its programming is complementary with other homelessness supports as integrated social programming supports have demonstrated to produce effective outcomes.

## This Report and the Survey

This report is intended to give the reader a summary of the comments, suggestions and concerns that the NWT HC received through the Housing Engagement Survey. The Survey was held during the period of November 27, 2016 through to February 27, 2017. It was available to all residents of the Northwest Territories both online through a Survey Monkey available on the NWT HC website or it could be completed through the Local Housing Organizations (LHOs) or with Government Service Officers (GSOs). In communities without either of these services, NWT HC staff assisted residents in completing the survey. This resulted in 1,464 surveys being completed by Public Housing and market housing tenants, NWT HC and LHO staff, homeownership program users, Aboriginal and local governments and other interested parties. With 14,729 households in the NWT as per 2014 NWT Community Survey data, this response rate of 1 out of every 10 households confirmed how central housing issues are to the people of the NWT. It should be noted that not every question in the survey was answered by every person.

The following results section includes information on who participated in the engagement survey, describes the general issues that were raised and provides further results based on common themes that emerged in the analysis of the responses. Under each of the sections, what we asked and what we heard is provided through a short summary of the results. Some communities provided community level recommendations, while the majority of responses can be applied on a Territory wide level.

In many places throughout this document, quotes are provided from those who have taken the time to give their thoughts on the important issue of housing. These quotes are provided to give a feel for the feedback provided and to illustrate a common theme or concern. Let their "VOICES ON HOUSING" be heard.

## What We Asked

Questions pertained to numerous aspects of housing including homelessness, transitional housing, rental, homeownership, repair, energy-efficiency, seniors' housing, housing for persons with disabilities and cultural components of housing. We also asked a few questions about the respondent to better understand the context of their views, for example which community they are from.

## What We Heard

1,464 responses were received from every community in the NWT. This represents about 10% of all households in the NWT. The answers to the questions help the NWTHC understand residents' housing needs and how they think about housing.

## Survey Participant

### Q1. What Community do you live in?

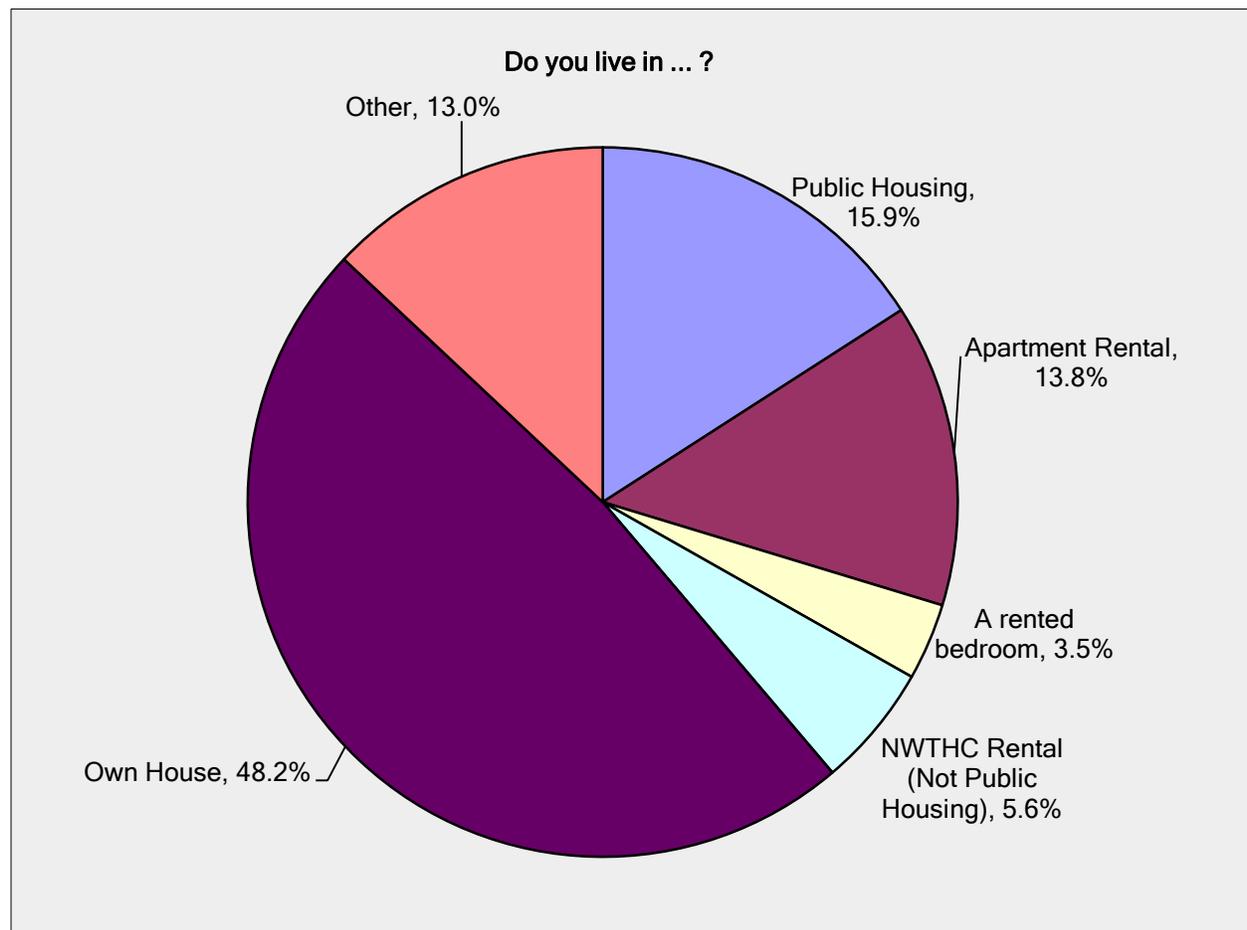
Community	Response Count	No. of Households	Response Count to No. of Households
Aklavik	29	226	12.8%
Behchoko	48	463	10.4%
Colville Lake	15	36	41.7%
Deline	36	176	20.5%
Dettah	10	71	14.1%
Enterprise	22	38	57.9%
Fort Good Hope	18	170	10.6%
Fort Liard	12	177	6.8%
Fort McPherson	32	277	11.6%
Fort Resolution	25	175	14.3%
Fort Simpson	22	485	4.5%
Fort Smith	48	924	5.2%
Fort Providence	92	258	35.7%
Gamèti	16	69	23.2%
Hay River	175	1405	12.5%
Inuvik	131	1279	10.2%
Jean Marie River	36	23	156.5%
Kakisa	6	16	37.5%
K'atloodjeechee First Nation	10	86	11.6%
Lutsel K'e	23	109	21.1%
Nahanni Butte	10	37	27.0%
N'Dilo	24	97	24.7%
Norman Wells	12	304	3.9%
Paulatuk	12	89	13.5%
Sachs Harbour	25	40	62.5%
Sambaa K'e	21	34	61.8%
Tsiigehtchic	33	57	57.9%
Tuktoyaktuk	26	265	9.8%
Tulita	18	152	11.8%
Ulukhaktok	4	144	2.8%
Wekweeti	12	33	36.4%
Whati	9	124	7.3%
Wrigley	8	50	16.0%
Yellowknife	444	6841	6.5%
<b>Total</b>	<b>1,464</b>	<b>14,729</b>	<b>9.9%</b>

**Q2. Are you sleeping in a shelter, outside or staying with a friend/relative because you have nowhere else to sleep?**

9.5% of respondents stated they did not have their own home to stay in.

Answer Options	Response Percent	Response Count
Yes.	9.5%	131
No.	90.5%	1244
<i>answered question</i>		<b>1375</b>
<i>skipped question</i>		<b>89</b>

**Q3. Do you live in ... ?**



- ❖ The housing arrangements of the respondents provide a close match of the actual breakdown of housing arrangements for all NWT households.
- ❖ The largest proportion of respondents was homeowners (48%). The 2014 NWT

Community Survey indicated that homeownership rate was 52%.

- ❖ Public Housing tenants comprised 16% of respondents. This aligns with the actual proportion of Public Housing to total households, approximately 16%.

Answer Options	Response Percent	Response Count
Public Housing	15.9%	207
Apartment Rental	13.8%	180
A rented bedroom	3.5%	46
NWTHC Rental (Not Public Housing)	5.6%	73
Own House	48.2%	629
Other	13.0%	169
<b>answered question</b>		<b>1304</b>
<b>skipped question</b>		<b>160</b>

#### Q4. Are you working at a job or do you have your own business?

- ❖ 78.6% of respondents were working at the time of the survey.

Answer Options	Response Percent	Response Count
Yes. If yes, go to the next question.	77.9%	1064
No. If no, go to the next page.	22.1%	301
<b>answered question</b>		<b>1365</b>
<b>skipped question</b>		<b>99</b>

#### Q5. Do you work ... ?

Answer Options	Response Percent	Response Count
Full-time year round	80.7%	938
Part-time	13.1%	152
Seasonal	6.3%	73
<b>answered question</b>		<b>1163</b>
<b>skipped question</b>		<b>301</b>

- ❖ 80.7% of respondents who were working did so on a full-time basis.

## Q6. Where do you work?

Answer Options	Response Percent	Response Count
Own Business	5.2%	56
Local Housing Organization	5.0%	54
GNWT	41.9%	453
Federal Government	3.3%	36
Aboriginal Government	8.1%	88
Local Community Government	8.7%	94
Non-profit Organization	10.3%	111
Private Company	17.4%	188
	<b>answered question</b>	<b>1080</b>
	<b>skipped question</b>	<b>384</b>

### Respondent Summary:

- ❖ Responses were received from persons in every community.
- ❖ The housing arrangement (homeownership, Public Housing, market rental, etc.) of respondents is very representative of the actual NWT breakdown.
- ❖ A large percentage of people indicated that they were homeless or couch-surfing (9.5%) territory-wide. The NWT Bureau of Statistics data indicates that 1,328 households had at least one person with no permanent home. With the population of the NWT at 41,786 (2016 Census data), homeless persons in 1,328 households represents at least 3.2% of the total population. This indicates that the survey was very successful in reaching those who are homeless.
- ❖ A large percentage of respondents who indicated that they are working were either full or part-time (94%).
- ❖ Many respondents self-identified as seniors, demonstrating a keen interest by that group in expressing their views on housing in the NWT.

**These first 6 questions comprise all the questions concerning the respondents themselves.**

## Community Needs

### **Q7. In your view, how have housing conditions (affordability, living conditions, availability, selection, etc.) changed in your community over the past 4 years?**

- ❖ Approximately 43.5% of respondents felt that housing conditions have been the same or better over the last four years.
- ❖ The survey has confirmed the need for enhanced communication of the current programs and policies now in place, as well as, training for staff.
- ❖ Affordability and availability of housing throughout the Territories are the main concerns expressed through the survey.
  - Availability of housing was a concern in all communities.
  - In Yellowknife, many comments focused on the cost of both rental housing on the private market and homeownership in Yellowknife along with the availability of finding affordable housing.
  - In the small communities, many people had issues with the affordability of the current Rent Scale.
  - Many people requested smaller single units for future Public Housing design.
- ❖ Many people also wanted an increased efficiency and the level of maintenance done to Public Housing units. Building energy-efficient units was a top request in the survey to decrease the operating costs of Public Housing units.
- ❖ Another related issue expressed in the survey was that people didn't feel that the current homeownership repair programs were effective. Issues such as the copayment and land tenure requirements on homeownership repair programs were also a concern.
- ❖ Homelessness was also a commonly expressed concern. Many comments focused on that many of the homeless population have been unsuccessful Public Housing tenants previously, so it is essential that professional supports be offered for a successful transition along the housing continuum from a shelter to supportive living to Public Housing. It was indicated that these integrated supports assist persons that have complex issues better maintain stable housing. Housing First was generally seen as an important step towards a resolution.
- ❖ Many other people were grateful for past and current assistance received.

### QUOTES

*"It is very expensive to own a home or to rent an apartment in Yellowknife. There is not enough seniors' housing. The wait lists are terribly long (years and years of waiting)".*

*“How do young people transition out of their parents' homes when the cost of renting an apartment is so high? Where can summer students live during the four months that they are back from university.”*

*“There is such a need for transitional housing. The number of street people in Yellowknife has increase dramatically since the late 1980s.”*

*“With the new rent scale it is easier to predict rent and easier to budget when you do have a full time job.”*

*“The cost of housing in Yellowknife makes ownership very difficult for young couples, people living on a single income, new workers or low income families.”*

#### **Q8. How would you rate the job the NWT Housing Corporation has done?**

Respondents gave a slightly better response to the job the NWTHC has done with 56% of responses indicating that the NWTHC has remained the same or done a better job than previously.

- ❖ Many of the same issues brought forward in the previous question were put forward once again with affordability and availability being the main two concerns. Respondents feel that rents are too high and the waiting lists and waiting times for Public Housing are too long. More timely maintenance to reduce the amount of times units are vacant between tenants was requested.
- ❖ Enhanced communication of NWTHC programs and more frequent visits to the communities were requested by many respondents. The survey confirmed that many tenants still misunderstand income verification through the Canada Revenue Agency.
- ❖ Respondents wanted more frequent communication during the time a homeownership repair program application is in process.
- ❖ Other items such homeownership programs with land tenure issues, the requirement for home insurance and copayment requirements were again repeated. Requests were also made to review the need to award contracts to the lowest bidder as many residents feel that the lowest bidder may not be the best person for the job.
- ❖ Many people commented on the increased numbers of visible homeless and the need for more programming across departments and governments. Treatment of the issues/traumas leading to the homeless situation was seen as vital for people to be successful tenants.
- ❖ Seniors requested more seniors housing along with easier access to homeowner repair programs to allow them to live independently in their homes.

## QUOTES

*"I think the staff is hard working and dedicated to their citizens; therefore, they are doing the best they can with the policy and parameters available to them"*

*"In their previous focus they've done well but it's clear the focus needs to be changed."*

*"Ultimately, the biggest issue is that the NWTHC functions on a bottom line business model as opposed to seeing itself as the vital social agency that it should be."*

*"Social housing was good to me and I was able to accomplish getting my own house."*

*"They helped us and let us know that if we could manage to get a mortgage, that we would be able to apply for the homeownership grant and be able to buy our own home. They did finance and maintenance courses with us and that was good."*

*"NWTHC has good programs and information is easily accessed. Long waiting list should encourage more self-reliance but instead more people access Income Assistance or stay with friends/family."*

*"NWTHC has excellent education requirements for home ownership programs but nothing for Public Housing. In many cases we allocated homes to people without the knowledge or lifeskills to take care of the homes".*

*"There is a gap between homelessness and PH that is not being met (for those with addictions). It is hard to see former tenant's arrears being paid with HAF. No accountability, no lessons learned."*

### **Q9. What types of housing programs does your community need most?**

While most respondents felt that all of the program options offered were important, an increase in the number of Public Housing units was identified as the top priority. The homeownership programs: rent-to-own, homeownership repair and purchase were supported by approximately 75% of respondents. 75% of people also believed that homelessness supports are important.

- ❖ Homelessness support – Many people want an increase in supports to the homeless but see it as requiring an interdepartmental approach. *"Involving other GNWT departments in support for homelessness"*
- ❖ Public Housing – Many respondents identified concerns with the waiting list and the amount of time it takes to get into Public Housing, along with concerns related to delays in repairs to Public Housing units. *"But they still need some more bachelor units and 1 bedroom units."*
- ❖ Rent-to-own - Many people who are currently in Public Housing expressed a desire to provide them with the tools to become homeowners. *"Once in Public Housing, it would be nice to help prepare tenants to looking further then just living in the housing program long"*

*term; To use housing as a stepping stone getting your foot in the door of homeownership.”*

- ❖ Market Rental housing – While this was the least popular option provided in this portion of the survey, in a question further in the survey, it is seen as a viable way to address the declining CMHC funding. Many people believe that market housing should be run by the local community governments’ dependent upon the need. There were also many comments on the private rentals in Yellowknife and Hay River.
- ❖ Homeownership repair – People believe that there needs to be changes to the homeownership repair programs as they see them as no longer being effective. The co-payment portion will need to be reviewed. *“In their previous focus they’ve done well but it’s clear the focus needs to be changed as it needs to change.”*
- ❖ Homeownership purchase – While people felt that homeownership is difficult in many small communities due to the high cost of living along with maintenance costs and the lack of qualified contractors, many people expressed a desire to own their own home and experience the pride that comes with homeownership. *“Home ownership purchase program would help the lower middle income families purchase houses at an affordable cost as long as they could also afford the utilities and other upkeep on the unit”*

## QUOTES

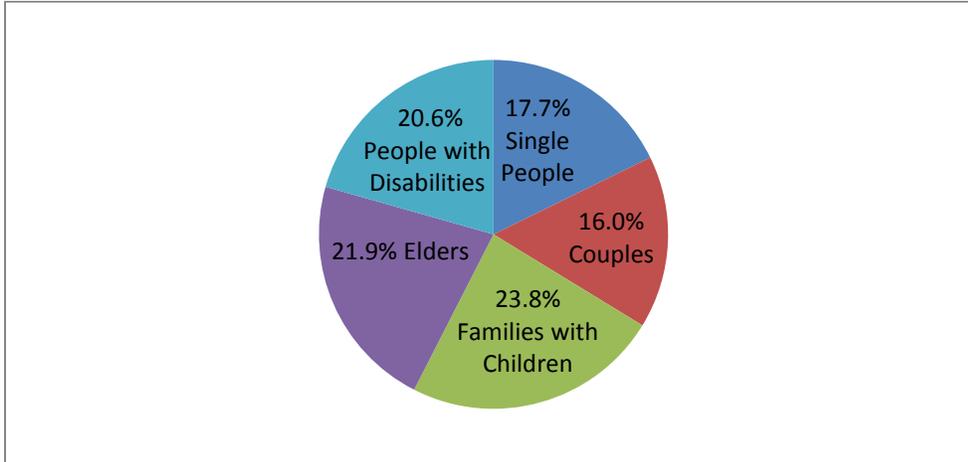
*“Concrete supports for the homeless are needed, funding needs to be on a multi-year basis in amounts sufficient to hire professional staff”.*

*“Homeownership programs need to be directed at those who can afford to purchase and maintain a home in the long term, and without government assistance.”*

*“I very much appreciate the fact that I was accepted into Public Housing 14 years ago. I don't know where I'd be except for the streets if I hadn't been accepted in to Public Housing. I appreciate the good relationship I've been able to have with the Housing Association and have found the staff there very friendly and helpful. I appreciate the quick response I get to maintenance requests and to other concerns. The maintenance staff are excellent that come to the apartment where I live. I'm grateful that I've been able to communicate concerns with the CPO , Maintenance Manager and others in the Housing Association who have responded. I appreciate the fact that Caroline Cochrane responds to concerns that I have brought to her attention and that this survey has been put out hopefully to take into account the responses. I am hoping that action has been taken to ensure that those that don't have computer access know about this survey and have easy access to it.”*

### **Q10. Who needs housing programs most in your community?**

There was a fairly even distribution of who needs housing programs the most. Comments from Local Housing Organizations identified one bedroom units as being the highest need which is supported by the Public Housing waiting lists.



As of April 1, 2017 the Public Housing waiting list was at 732. This consisted of 475 on the bachelor/one bedroom list, 194 on the two bedroom waiting list and 63 applicants waiting for three bedroom or higher Public Housing units. As demonstrated by these numbers, even with two bedroom and higher bedroom counts added together, the perception that families with children are in the greatest need is not supported by data from the Public Housing applications. Some communities have stated that families with children are in the greatest need, yet show no applicants for the three bedroom waiting lists. Those who require one bedroom units may consist of singles, couples, elders or people with disabilities.

#### QUOTES

*“Don't discriminate anyone based on how many children, no children, couple or no couple. Every one should be given a chance to have a roof over their head. Sometimes lack of shelter disables a person to not being able to hold a full time job, or begin a healthy relationship. There needs to be an openness to everyone for help in finding a shelter and a safe place to live regardless of relationship, family, age, or disabilities.”*

## Support for Aboriginal Governments and Cultural Housing

**Q11. Aboriginal governments may be interested in delivering social housing. How can the NWT HC support Aboriginal governments in meeting their goals for providing social housing?**

There was overwhelming support for the NWT HC to share knowledge with Aboriginal Governments (90%). This sharing of knowledge was not only to be on Housing programs but also in the training of staff.

Support for aboriginal governments to take over NWT HC programming through Operating Agreements was supported by 72% of respondents. There were comments that this should be done through a partnership with the NWT HC with the takeover of units only done once training and capacity had been developed to ensure success.

56.4% of people believed that the NWT HC should sell units to Aboriginal governments. There were cautions on Aboriginal governments taking on units that may require significant renovations. Many of the comments focused on wanting to ensure that Aboriginal Governments would be successful in this endeavor through education and partnerships with the NWT HC.

65% of people believed that incentives should be provided to developers if units are built for at risk populations.

Past difficulties by various Aboriginal governments were mentioned, so these options were considered with cautious optimism, and partnerships considered an essential component. Many comments simply reflected on the need for additional housing and that homeownership programs could help accomplish this.

#### QUOTES

*“The focus should be on helping Aboriginal governments build new units heated with biomass and according to cultural principles of multi-generational housing.”*

*“It is very important that NWT HC assists Aboriginal governments in helping them stand on their own feet to manage their own social housing problems. The Aboriginal people know what is best for their own people, and by letting them take care of their own people will bring them to a positive win-win solution for all.”*

*“Any transition would need to happen over time to ensure knowledge of maintenance & cost issues was full transferred. Arctic maintenance issues are complex and the knowledge about how to tackle the multitude of diverse issues is sparse.”*

*“Providing incentives to developers to build houses that meet the needs of the at risk population and ensuring these units remain available for people in need and are guaranteed to be there for the target population not turned into market rental units. There will always be an ever growing need for Public Housing.”*

*“The NWT HC should not devolve itself of housing to the open market - this is not a viable plan of action. The only way there will not be a need for social housing is if everyone can afford to live in the market units - problem solved. Maybe subsidies to people instead of business is the answer.”*

**Q12: What traditional features would you like to see added to the design of housing units?**

While there was support for traditional features to be added to Public Housing units, there were comments that people who live in the homes should be responsible for incorporating added features into their homes. Many believe that only basic energy efficient housing should be built to keep the costs as low as possible.

- ❖ 57% of respondents believed that gathering spaces in multi-residential buildings would be an important feature for Public Housing buildings. Many respondents considered them a must in facilities designed for seniors, in other buildings they were only encouraged if there was a caretaker in the building to monitor the gatherings and ensure the area was kept clean.
- ❖ 53.4% of the people who answered this question thought that a workspace for crafts/butchering should be incorporated into Public Housing design. There were comments that the gathering area mentioned above could also act as a Workspace for Crafts. The majority of comments felt that a common area for Butchering should not be located inside the residential facility but possibly an outbuilding.
- ❖ Larger home designs for multi-generational families were the most supported home design offered in the survey with 65.7% of respondents in favour. There were also comments that any larger house designs with more bedrooms would also require more bathrooms.
- ❖ Open floor plans had 61% support, with comments that many current Public Housing units now have an open kitchen, living room design but that more space is needed.
- ❖ 54.7% of respondents would like outbuildings (sheds, smokehouses, etc.). There was support for a common smokehouse for larger buildings and sheds for single units. However, many of the comments cautioned on the monitoring of these types of outbuildings. Many respondents would like to see more storage room both inside and outside the Public Housing units with a large entry closet for parkas and/or a cold porch being common requests.

Other items preferred included larger yards and fences on family units where children are present and wood stoves.

**QUOTES**

*“Smart, simple homes, efficient, with large porches to accommodate cold weather and winter gear.”*

*“We live inside 8 months of the year. Families need room for recreation like a rumpus room, sewing/craft room. Otherwise they become couch potatoes. Plus there is no place for family members to get space away from each other creating tensions & possibly violence”*

*“Ensure that bedrooms are big enough and that there is proper energy efficiency and wood stove heating to cut down heating costs.”*

*“All houses should be equipped with properly installed wood stoves. This is important in order to keep people self-sufficient when it comes to heating their homes, it's a safety thing when we have power outages in the cold winter months and it's culturally important.”*

*“Size in general. Some of the units I've been in have such small kitchens and living room and woodstove all crammed into a small space, there is no room for play, for comfort of the family grows. I have two single mother friends that have 4 kids in a 3 bedroom house, and they are cramped. Families grow, that should be considered.”*

**Q13. The NWT Housing Corporation asks residents to use energy-efficient products and to conserve energy. How should the NWTHC help with this?**

The options provided in this question included: provide a utility rebate program, educate people on how to conserve energy, and provide an energy-retrofit program for homeowners. All were considered essential to the future of Public Housing in the NWT. Making NWTHC units more energy efficient through high design standards was considered to be an important cost saving feature. While many respondents felt that there is a crossover with programs already offered by Arctic Energy Alliance and other non-government organizations. Partnerships were advised, some of which are already in place.

It was felt that making tenants more responsible for their own utility costs would encourage conservation. They could then be further encouraged through a rebate.

An educational piece by the NWTHC was considered essential. The NWTHC has access to many residents of the NWT through its Public Housing and homeownership programs and can easily incorporate energy efficiency information in its tenant and homeowner information and education modules.

**QUOTES**

*“Education is the best tool.”*

*“AEA already does this and NWTHC could work closely with them.”*

*“Have people pay cost related to heat, power and maintenance to understand costs. A new homeowner or builder is given dollars to raise R values cost over normal building numbers R20 goes to R40 = 100% of cost to get above R20. There are rebates if you own and pay.”*

## Homelessness

**Homelessness is defined as not having stable, permanent and appropriate housing.**

**Q14. What can the government do to help community members who are homeless?**

The majority of respondents wanted to see longer term solutions in assisting the homeless. It was stated that homeless people usually are hard to house meaning that they have lost their housing for various issues and have done so usually more than once. Individualized supports being in place was noted as important to addressing the underlying causes that prevent people from maintaining housing successfully.

Housing First, independent housing with supports, was the most popular response with 824 people in support. The many responses on this topic also called for GNWT departments to work together under an integrated approach. Wrap around supports to address root causes such as addiction and mental health issues were noted as essential, along with education and life skills.

Most communities want to see a shelter in their community with 779 people in favour of shelters. There were calls for wet shelters, day shelters as well as overnight shelters.

While increasing the number of Public Housing units was seen throughout the survey as extremely important to addressing the overcrowding issues in family homes and long Public Housing waiting lists, it was not seen as the best solution to address homelessness. It was still supported by 745 respondents.

Including the homeless in creating solutions to their individual circumstances was seen as vital in ensuring long term success. A course in life skills was recommended to help people with different issues. Several communities feel that while assistance is definitely needed in addressing issues such as addictions and mental health, they felt that for the most part, they take care of their own through family supports and programs provided by the local governments.

### QUOTES

*"I don't think this can be answered until we understand the reason why the person is homeless. I think more transitional shelters would be great both in YK and communities. This could help people coming out of prisons or addiction centres. Help people get the support they need and back on their feet before going straight into Public Housing. I also think day time shelters for homeless people that offer support (mental/addiction), job training/education, budgeting, etc. is what is needed."*

*"All types of housing is essential. There diversified groups of people; some that are in definite need of assisted living. There are those that need overnight shelter due to abusive homes and*

*relationships - ie: safe house for teenages/adults/seniors.build a homeless shelter in every community."*

*"Help communities understand how to help those with challenges to be supported in their own community."*

*"Education on money management and resources for mental health to get to the root of the problem and allow people to be able to KEEP the housing and assistance they receive."*

*"A different approach needs to be taken to help the increasing number of youth get out of a vicious cycle of living on the street or "couch surfing"... There are not enough services targeting this group to help stop their downward slide. A more established outreach program with education and counselling is urgent or we create a context that will push these youth into lifelong homelessness."*

*"Fund supportive programs that supply homelessness!! Housing first!!!!"*

**Q15. What can communities do to help their homeless community members? Please give us your opinion.**

Of the 1,464 surveys completed, there were 747 responses to this request. The majority of responses were general in nature and not community specific.

#### QUOTES

*"Work together, educate one another. Be kind, be understanding, advocate and empower individuals."*

*"Communities can open soup kitchens, resource centre, a safe warm place to go and also programs to help the homeless learn ways of self-care, self-advocate, and basically self-management. To help them find their way out of homeless, to identify how they came to be homeless and move themselves into a different direction. Basically, the communities need to see the homeless as people first and stop seeing their addictions and to see the person underneath that. To recognize that not all homeless people suffer with addictions. Homeless can be a youth tired of unstable home life. Homeless can be a young person trying to move to a different community to access more employment opportunities, Homeless can be the breaking up of a relationship and starting over. The community needs to remember what the word community means."*

*"Provide supports to Public Housing tenants who are struggling with family violence, addictions, other mental health problems and who might also lack financial literacy and*

*competency using trauma-informed approach and collaboration with other service providers (e.g. social workers, mental health counsellors, victim services, Healthy Family Program, etc.) to keep individuals in housing once they have received a unit. Balance needs to be struck between Public Housing within business model and social service wherein all people have the right to safe and secure housing.”*

*“Build more homes.”*

*“There needs to be more mental health programs and life building courses available. More half way houses, addiction support and free counselling. Putting the homeless in shelters or other housing options doesn't solve the issue, it's only a bandaid. Our homeless are deeply hurting and we need to address their pain.”*

*“I think there needs to be a spirit of partnership between community governments and the GNWT on housing. People need to be involved in the planning and building of new housing in their community and skills need to be developed locally for repair and maintenance. People don't care for things that they don't feel part of or invested in. I think that these skills and supports could be provided at a community level and that communities who are willing to be an active part of building tenancy skills should be prioritized for new or repaired social housing units to house their homeless.”*

*“Homelessness in small communities is closely related to other social problems. Addictions and violence appear to be frequent causes of losing access to a person's dwelling. Inadequate education about the conditions (e.g. reporting occasional income) for staying in Public Housing also contributes. So a combination of education and social programs needs to be coupled with increasing the available housing for a growing population.”*

*“Provide one-on-one guidance to the homeless as they attempt to navigate the services available.”*

**Q16. Besides housing, what other help do homeless community members need?**

Respondents felt that all support options offered were very important: addictions, mental health, physical health, peer support, career development and training, as well as attending follow up counseling although it was felt that the above issues would need to be dealt with before items such as Financial Management and Developing a Housing Plan could be effective.

It was also stated consistently that to effectively deal with homelessness an inter-departmental approach is required. Ongoing support is considered essential.

## QUOTES

*“What people experiencing homelessness need is to choose themselves what barriers need to be addressed, and have agency over their own service plan. Humans in general often need support with the above mentioned areas. What homeless people do not need is another government agency telling them they need to work on a list of things before they are entitled to housing or other benefits of privilege.”*

*“The NWT Housing Corp must work with the other departments to align their policies and programs to support addictions recovery and mental wellness. The go-it-alone approach is failing NWT residents. Learn from your own Integrated Case Management project and the tracked barriers that residents are facing from our system and make an active plan to address this tripping points. That's what good governance looks like and the whole reason for pilot projects like ICM.”*

*“Think outside the box. People can learn via the internet. Don't make another government program that requires you to attend a mandatory course with a one size fits all approach. Do web based learning so that when people make the decision to take the leap into homeownership or to do up a renovations plan etc. that they can maintain that momentum. Web based learning works at the clients timeframe.”*

*“Homeless community members need mental health support and addictions help.”*

*“They need counselling and a place to live... They need stability first.”*

**Q17. Do you have any further comments on or solutions for the issue of homelessness?  
Please tell us:**

*“Urgent need for housing of singles and couples.”*

*“Need to have more supportive housing units with an on-site supervisor to ensure that people are safe, but in a manner that respects independence and does not tell people how to live in order to qualify to live there.”*

*“I'm worried about the children. I think the community should have a safe house for kids to go to any time of day when they need a safe place to stay.”*

*“Homeless people need more access to supports from multiple GNWT departments and agencies to deal with addictions, need of employment, life skills and training while others need incentive income support, and supports for family dealing with residential schools problems, or other types of violence. Most of the people are aboriginal and on the land wellness program will work best for them both young and old.”*

*“Many challenges. Working with each community to establish local priorities might be a good way to engage the stakeholders to be more positive and participate in solutions.”*

*“Strengths based perspective or plan for each individual because each person is different.”*

*“Need more harm reduction models that meet clients where they are at. Housing first is a very good first step. Need to have staff or a service ready to support people when they are ready to take the step towards getting better. This needs to be done for the regular citizen before they go into crisis and loss their home or start to commit crimes.”*

*“Homelessness is defined as not having a stable, permanent home. Northern families often rely on their family network, live on couches and this creates tension on those relationships. However, the tools or resources to encourage those to seek out housing, is in multiple department programs or private. The re-application is required, and homeless people have no mail box to receive mailed information about their application status, or to renew their driver’s license, health care, etc. How can you support NWT residents if there is no way to contact them? Northern tax benefits do not recognize support given to homeless family members. How do they file their tax returns? A one-stop shop of resources is needed, in a very public office, or streamlined approach. Resources to support homeless family members should also be shared publicly.”*

*“I fully support Public Housing, it is a very important services. But there should also be programming to help people get out of the cycle of Public Housing. A program to learn how to manage a house for example, how to fix minor issues, how to save on energy costs. I also think there should be a program modeled off that of habitat for humanity, have people learn a trade, learn a skill to fix the houses needed or build new houses, not only are you giving people a skill and trade, but building capacity for future builds and the housing needs.”*

*“The solutions are individual. Each person has a different reason for how they got where they are. Until we find a way to approach each person where they are today and discover what they need, we won't fix the mess. This is a challenge for governments that need to implement a solution. It is also a challenge for helper organizations who only have the resources to touch one piece of something so perhaps all they can do is provide lunch. This just enables a lifestyle and doesn't get to the root of how did person A get here and is there a different place they want to be. Another challenge (as someone who has significant contact with many of those who are homeless) is that we assume everyone wants a different lifestyle. They may not today and we have to acknowledge and work with that.”*

*“Culturally based support, more on the land programs, such as trapping, hunting, fishing. There is a market for traditional foods. We need more self sustaining and private industry jobs which has a sense of pride. Many of our aboriginal people are qualified professionals when it comes to being on the land, they can also assist in more land based classes for the schools.”*

## Supportive/Transitional Housing

**Supportive or transitional housing bridges the gap between homelessness or emergency shelter use and permanent housing. It may include addictions support, mental health support, career development and other life skills training.**

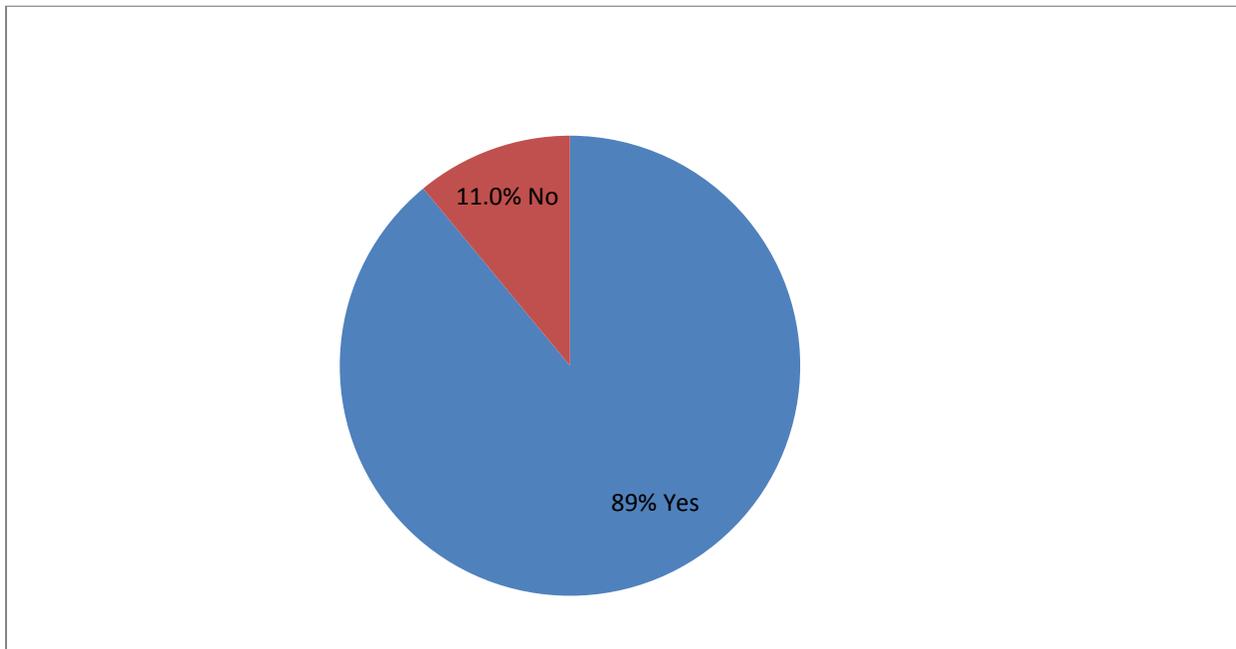
**For example, in recent years, the NWT HC has supported two transitional housing projects in Yellowknife:**

**- Bailey House - 32 units for men - NWT HC contribution: \$1.8 million**

**- Lynn's Place - 18 suites for women and women with children - NWT HC contribution: \$2.3 million**

**Q18. Is supportive housing needed in your community?**

89% of respondents felt that supportive housing was needed in their community.



**Q19. If supportive units are needed in your community, how should they be developed?**

The majority of people wanted to see supportive housing units developed in their community by supporting Aboriginal governments to build supportive housing building (79%). In the comments section, people wanted to see a building such as this be a central part of their community with all

supports that people may need to be located in this central place. A true integrated case management approach would be needed which would include medical supports such as addiction and mental health counselling along with education and job training.

Using space in existing shelters was only supported by 61% of respondents as many people felt that there wouldn't be additional space in existing shelters to house more people or provide the additional services provided through the supportive housing model. While those communities that currently have them were in favour of expanding existing shelters, many communities do not currently have shelters, so this was not seen as a viable option.

Many comments opposed using market rentals for supportive housing given the duplex configuration of many market rental units in communities which could present complications for mixed use of these buildings.

## QUOTES

*"There is no space in the existing shelters to create units. A building dedicated to this clientele can include space for programming and service delivery. Using Market Rentals for supportive housing would create situations where one side of a duplex or multi-unit building is rented by a professional and the other by the client. Market Rental units are rented at a higher rate and would endure more wear, tear and potential damages as transitional housing. Aboriginal governments should be involved in providing transitional housing and support to their people."*

*"If you are going to build more supportive housing (which is desperately needed), there has to be funding (permanent) to fund the necessary support programs. I am not sure how effective market rentals are for supportive housing. People are on their own ... There should be an evaluation of the Housing First Program (using market rentals for supportive housing) --- compare and contrast with programs like the Bailey House and Lynn's Place."*

**Q20. Do you have any further comments or solutions around supportive housing? Please tell us.**

*"It might be helpful to think outside the box or the "unit". Whatever space is provided or created needs to be friendly to the homeless population. Isolating individuals in units is not going to work for everyone, regardless of the number of professional supports."*

*"It needs to come as a 360 package with counseling and work/education programming."*

*"It would be a fantastic opportunity to create a well-rounded approach to healing this wound. We cannot just stick people places and then expect them to find other needed support (addictions, mental health care, etc) without the tools to do so. If it all existed in one place, again I say, fantastic opportunity to truly address this issue."*

*"Supportive Housing is a Critical Component of the "Housing First" Approach to Public Health. Supportive Housing, Housing First and Public Housing should be amalgamated, together, so as to*

*ensure a Comprehensive, Holistic Approach to addressing Homelessness, Addictions Recovery, Harm Reduction and Disabilities Services.”*

## Rental Housing

**Nearly 1 in 6 households (2,400 units) in the NWT live in subsidized Public Housing. In Public Housing, tenants pay between 4% and 19% of their household income toward rent.**

**Across Canada, the standard for Public Housing rent is 25% of overall household income, plus full power costs. NWT Public Housing tenants pay less for power than the standard rate.**

**Federal funding is less and less every year and will end completely by 2038. This will affect the GNWT’s ability to provide Public Housing. To keep the Public Housing program going, which includes maintenance, operating and administrative costs, more annual core funding is needed.**

**Q21. Federal funding for Public Housing is shrinking every year. The NWT Housing Corporation has to look at ways to keep the program going. In what ways could the NWT Housing Corporation increase revenue or cut costs to support the Public Housing Program.**

90% of respondents believe Public Housing units should be more energy efficient with 61% of people believing that the NWT HC should dispose of/sell Public Housing units for a more multiplex/apartment style design. These responses demonstrate that the NWT HC needs to do a much better job of communication as the NWT HC has been utilizing a multi-build configuration for Public Housing units since the 1980s with 70% of its’ overall units built in a multifamily configuration. The NWT HC also utilizes a minimum EnerGuide for Homes 80 standard for all new design and construction projects which is considered to be a highly energy efficiency standard.

While most people did not want to see the overall number of Public Housing units decrease (65%), many were also opposed to raising rents in Public Housing or market housing units (52%). Market rental rates should not compete with local private rentals. A smaller number of respondents (30%) were in favour of raising rents to the national standard of 25-30% of income (depending on if utilities are included in rents) to address the declining CMHC funds. Many comments focused on ensuring that current tenants do not accumulate arrears with a greater focus on working with tenants as arrears begin to accumulate and in maintaining repayment plans. Increased communication around people’s options as they begin to get into arrears was requested in many places throughout the survey.

50% of respondents thought that having Public Housing tenants pay for utilities would be acceptable as this would make tenants more responsible for their utility bills and should encourage energy savings through decreased consumption. There is a belief that many Public Housing units leave their windows open and allow friends and relatives do laundry in their units. People want payment of utilities by the tenants to be offset by Question 13 where 83% of respondents believe that Public Housing tenants should receive a utility rebate to encourage lowered consumption when tenants become fully responsible for paying utility costs.

Making homeownership a possibility for current Public Housing tenants was also seen as a way to decrease the overall number of Public Housing units and ongoing operating costs.

Although the Federal/ Provincial/ Territorial work was not mentioned in the survey as an option to maintain the Public Housing portfolio, there were several comments on increasing this work to obtain greater Federal funding for social housing and working with community governments to support this portfolio.

#### QUOTES

*“Work with all governments to develop a workable approach to funding social housing to reduce operating costs through multi-family construction, more and better energy efficient upgrades or new construction instead of maintaining old Public Housing stock.”*

*“Northern governments need to lobby more strongly against the federal government’s plan to get out of housing.”*

*“Build space with smaller individual units and more communal space. Making people pay for utilities is a good idea, as they will be more likely to be careful of their consumption.”*

*“Virtually every community requires additional housing, increasing the number of Public Housing units would address the need. Rents in Public Housing should be raised with tenants held accountable to pay the rent on time and in full. Current rental rates are so low they do not encourage those who can afford private housing to move out. The paying of utilities by Public Housing tenants would reduce consumption, make tenants more accountable and educate them on the true cost of housing. All units should be as energy efficient as possible.”*

*“I believe that Public Housing should be more of a transition to owning. Each year there should be an effort to either get individuals into rent to own units or gradually increasing rent and housing costs to something more average until they are able to buy their own home. Increasing rent but extra increase actually goes into a 'savings' account which they can use as a deposit in a house in the future. Additional assistance with budgeting while owning a house. Individuals in Public Housing should 100% pay for utilities. Need to make it transitional and build knowledge and awareness about how it will be like to own.”*

**Q22. What uses might communities have for surplus Public Housing (units that are no longer suitable for social housing programming mainly due to age and condition)?**

The most popular response at 77% was for the units to be sold to community members for homeownership. Comments focused around the realization that generally it is the high cost of these renovations to bring the units to a high health and safety standard that have caused the unit to be surplus in the first place and that it would not be cost effective to renovate these units. If this is the case, these older units located in the communities should be demolished. Others saw the demolition of these units as an opportunity for job creation and skill development within the community through a program through the Local Housing Organization or a partnership with the community with the possibility of using the materials salvaged from these units for cabins or tiny houses by the people of the community.

Many respondents wanted to see surplus Public Housing used for other supports such as a warming shelter or soup kitchen for those community members who need this support. Both options had 70% believing that this would be an important use for these structures. Many of the comments around this focused on these types of units being donated to the community government for the community to decide if the units should be used for one of these purposes or another.

While people were generally in favour of units being used as a daycare (64%), comments stated that with the stringent regulations around daycares, that if a unit were unsuitable for Public Housing the costs to bring them to code to become a daycare could be prohibitive. Renovating the units to be utilized as a library had the least support with only 41% of people in favour of this use for these buildings.

**QUOTES**

*“Use them for camps on the land or give the material to residents that stay in that communities to use as they see fit for house or cabins.”*

*“Fix buildings as a training opportunity as a trade, carpentry, electrician, plumbers , etc in conjunction with established trade businesses and the colleges.”*

*“Ask the community how best the building can be used and turn it into something that builds community health and individual well-being. And let the community take it on through a rent-to-own option.”*

**Q23. What kind of training or courses could help Public Housing tenants move towards living independently, without government help?**

Responses were overwhelmingly in favour of all of the courses offered: budgeting, home purchase, home maintenance and credit counselling. It was stated that these courses should be required for all Public Housing tenants with online options.

One common theme throughout the survey whether the topic was home purchase, maintenance or homelessness, was that education was seen as the key to allowing people to move through the housing continuum. It was suggested that at every move through the housing continuum whether it was from a shelter to supportive housing or from Public Housing to homeownership, a whole new set of knowledge and skills are required with the added responsibilities for self and family. People need to know what they are taking on whether it is signing a rental lease for a limited time or a long term commitment such as homeownership.

Many comments focused on the need for life skills training as well as job related training/employment training. There was a call to work with other departments to address social issues such as addictions for education to be effective.

Home maintenance courses were suggested for those in Public Housing to help develop pride in homes and perhaps allow tenants to take on minor repairs such as changing furnace filters. It was also recommended that these types of skills such as budgeting and credit be learned in high school or be available online for those who wish to take it.

QUOTES

*“Long-term job attitude and skills training coupled with addictions counseling would help the most. I’m always a bit irritated when budgeting is proposed as a solution to poverty. Most budgeting regimens ignore social realities of sharing in the extended family. Good behaviour = savings; savings obligate one to bail out irresponsible family members. Credit counseling may help some, although in my experience “payday loans” are attractive enough to make desperate people ignore any advice or knowledge.”*

*“Life skills training and other employment related training.”*

*“STEP is out of date. Need some way to evaluate so that tenants understand their roles and responsibilities.”*

**Q24. Do you have any further comments or solutions around Public Housing? Please tell us.**

Some 25% of written responses called for increased education for Public Housing tenants as discussed in Question 23.

This section also illustrated a misunderstanding of the current method verifying income through the Canada Revenue Agency. Many responses called for the reinstatement of monthly income verification for seasonal workers. Tenants need to contact their Local Housing Organization when their income changes.

Many people wanted the NWT HC move towards tiny houses but at the same time there was an equal call for the energy efficiency found in multi-family units.

Many calls for inter-departmental collaboration:

- Education, Culture and Employment for coordination with Income assistance and training/jobs
- Health and Social Services on the supports for mental health and addictions

**QUOTES**

*“Hold tenants more accountable in terms of rent, utility costs, and maintenance. Provide structured training to build capacity for independent living.”*

*“Tenants should be educated in how to manage money and properly care for their unit as much as possible. But the housing corp needs to be aware that some repairs cannot be made by tenants themselves. Example: mould is not always a result of poor cleaning habits. or wear and tear of living is not destruction of property.”*

*“Budgeting should be a mandatory for Public Housing tenant, especially if there is an arrears balance.”*

*“Coordinate with income support so less expenses and stress from evictions and getting on and off income support. Provide child care support and sufficient income support that Motivates people to work (not penalized). Adapt training programs to people's strengths and continue support for some time after employment secured. Inter departmental collaboration required.”*

*“More rent to own. Lots of people have been living in the same place for many years. They should be able to own their units and take over the costs of maintaining them and pay for their utilities.”*

**Q25. In small communities, important services and programs are being affected by the lack of housing options. To help change this, the NWT Housing Corporation is building more housing units at market prices. The NWT HC currently operates 151 market rental units. More units are under development. Do you have any comments or solutions around market housing? Please tell us:**

25% of respondents were in favour of the NWT HC having market housing units to support the needs of communities with about 10% believing that private developers and/or individual communities should be providing market housing in their communities. A further 10% of respondents believed that the NWT HC should use funds budgeted to increase the amount of market housing units to increase the amount of Public Housing on the ground.

Others wanted to ensure that the individual rental rate in each community was in line with private rental units in that community. A community by community approach to rates was requested. It was recommended that the NWT HC work with communities on community needs for this type of housing. People believe that the high cost of living needs to be taken into consideration when reviewing the market housing rates.

Many people commented on the high cost of market rents. For many, the only other housing in communities is Public Housing and when people have to leave Public Housing, the rental rates of market housing make it difficult to move into market housing.

Other comments focused on the shortage of jobs in the communities and a lack of professionals to rent these units. People thought the units should be built locally using energy efficient technologies to increase local employment and training opportunities. Vacant units need to be utilized. Conversion to Public Housing or sale for homeownership was the most common request for these units.

#### QUOTES

*“Keep rents low enough so that working people with average pay can afford to live in the unit. Possibly an 8 plex with 4 simple inexpensive bachelor units.”*

*“Set market rates at the actual local market rate.”*

*“The market is too high. No one can afford market prices.”*

*“The building of market rentals should be self-sustaining. If done properly the initial investment would be large but the rent charged should cover costs over the long run. By having to pay own utilities tenants may be more aware of cost of operating a house and use less resources.”*

## Homeownership

**In smaller NWT communities, buying a home can be risky because it may be difficult to resell. Other people may find it difficult to buy a home because they have trouble getting bank financing for mortgages and home insurance.**

**Q26. How can potential homeowners be helped so that they can own a home?**

The majority of respondents were in favour of all options provided: rent-to own program (85%), down payment assistance (80%) and a Public Housing purchase incentive program (78%).

It was identified that new programs would be needed or changes would need to be made to the current NWT HC Homeownership programs. Several potential areas of concern with current programs were identified that would need to be addressed such as land tenure and client's inability to obtain conventional financing through financial institutions whether it is due to debt servicing or credit issues.

Pride in homeownership lends itself to residents taking good care of their home for themselves and future generations. It was also seen as a way to assist with declining funding concerns. However, there was also concern with the shortage of availability of Public Housing and overcrowding in communities that the sale of Public Housing would lead to longer waiting lists and a decrease in the number of Public Housing units available.

Caution was advised to ensure that the programs are directed at the right people so it would not set residents up for failure as homeowners. Education is an essential component of the move to homeownership so people realize what the long term responsibilities are, both the financial obligations and ongoing home maintenance issues.

### QUOTES

*"Make programs that offer these incentives or supports easier to access and more well known. There needs to be more flexibility to allow for the process to be client-centred."*

*"Programs such as Rent to Own work when people have the income and job security to afford a home. If they do not the NWT HC should not be putting them in a position to fail. Down payment assistance needs to be based on the applicant having the financial resources to own and operate a home without expecting the NWT HC to provide ongoing support. Selling Public Housing units lowers the numbers of units in a community and does not solve the issue of their not being enough housing."*

*"All very important. This will be very scary and very new - support will be crucial."*

**Q27. Are there other homeownership options that should be considered?**

While the respondents were somewhat in favour of all of the alternate homeownership options provided, cooperatives, tiny, houses, volunteer (in-kind) labour and sale of home material packages, there were many cautions around these options as well.

- Cooperatives, supported by 585 people, were only seen as being a viable option to market rentals in the market communities and not really a homeownership option.
- Tiny houses were a popular option with 672 people believing it would be an important choice for both homeownership and Public Housing throughout the survey. Caution was given around building energy efficient units that are made for harsh northern conditions and also for zoning requirements.
- It was commented that volunteer labour could only be used for unskilled labour unless training was provided and work would need to be supervised. It was however, seen as a developmental opportunity for community level skills training. 692 people were in favour of using in-kind labour to address both minor repairs to Public Housing units and homeownership programs. Partnerships with non-profit organizations such as Habitat for Humanity were also suggested as a method of increasing homeownership opportunities.
- The sale of material packages was seen as an important initiative by 589 respondents with many calling for the reinstatement of a Homeowners Assistance Program (HAP) type program. However, there were cautions around houses needing to be built to National Building Code standards and the lack of skilled tradespeople in the communities to ensure the proper completion of the houses.

**QUOTES**

*"I really like Tiny Houses and Cooperatives, if they are done right. A tiny place would be better than a bed in a homeless shelter, for sure."*

*"Train the locals to be trades people and that alone will reduce the cost to the government as it is costly to bring in someone to carry out any trade work in the community when they do not live there."*

*"Sweat equity - what about the old HAP Program? Sale of material packages with payment plans or loans and building/ construction aid."*

**Q28. What kind of training or courses could help renters become homeowners?**

Similar to the response for education for Public Housing tenants, education was seen as the key to residents becoming successful homeowners. All of the options provided; budgeting, home maintenance, home purchase, credit counselling and home financing were seen as essential with over 83% of respondents in favour of all courses.

It was suggested that a life skills course would be beneficial in allowing residents of the NWT to determine if they are ready to become homeowners. Employment and job training were also considered an essential piece to homeownership.

Suggestions were made that these courses should be available online, or that the basics of financial management and homeownership could be taught as part of the high school curriculum.

It was stated that not all renters wish to become homeowners and that in small communities there were additional challenges to homeownership with the lack of skilled trades to assist with home repair/maintenance along with difficulties in obtaining materials to do home repairs. It was recommended that more home maintenance courses be made available to the community residents whether they are applying for an NWTHC program or not.

#### QUOTES

*"Aptitude toward owning a home and what kind of home; make transition and home ownership programs less intimidating."*

*"The training or courses should be offered to any renter or member of the community as some home owners would benefit from budgeting, maintenance, and credit counselling. A course on life skills would also be beneficial in that not only does one have to be responsible for the general maintenance one must also be prepared for expenses caused by emergencies and breakdown of appliances and heating systems etc."*

*"It's not always more economical to own a home - courses that help people properly assess if home ownership is right for them."*

#### **Q29. Do you have any further comments or solutions around home purchase? Please tell us:**

Many people looked at a potential increase in homeownership in the NWT as an opportunity for increased education for current and future homeowners, as well as, increased training for the trades in communities.

Approximately ten percent of respondents felt that homeownership is not for everyone whether it is a personal choice, cost related or lack of a resale market in the non-market communities that may be the barrier to individuals becoming homeowners. As mentioned above, inability to maintain the house due to a lack of contractors or inaccessibility of building materials was also a concern. It was suggested that the LHO may be able to keep extra supplies in stock and available for purchase to assist homeowners in communities without access to a hardware supply store. It was also recommended that LHO maintenance staff be able to assist homeowners with repairs on a for pay basis.

Others felt that current program constraints such as land tenure and insurance requirements as well as co-payment requirements for homeownership programs were barriers to people becoming homeowners. There was also a call for changes to the current homeownership programs offered by the NWT HC with the implementation of a Rent-to-Own program requested.

Tiny homes were cited as a potential affordable option for singles and couples as the price to purchase units was also a concern. The high cost of living in the NWT was seen as putting homeownership out of reach for many people.

#### QUOTES

*“Housing is not only an issue of a roof and walls. it is an issue of social and mental state. It is an issue of knowing how to plan. It is an issue of family and how to take care of themselves and a family thru good lifestyle and choices. Without housing being inclusive of these it is futile to just provide a place for our people in the north to just continue the cycle. A program to allow them to help build the home and then when have qualified person do electrical plumbing, etc. so the cost will be great reduced to allow for purchase. As the individuals purchasing will take more care if they were involved in building it.”*

*“Have classes on basic home repairs. ....toilets, painting, plumbing, offer night courses, winter ready your house etc.”*

*“If I could have a place and rent to own, that would help a lot of people get away from renting as it's hard to save for a place and pay rent.”*

*“Down payment assistance would be awesome.”*

*“Affordable tiny houses for singles or couple.”*

*“More trades in communities that homeowners can use to upgrade, maintain, and repair home.*

*This information is not taught in schools therefore most people are lacking knowledge and skills to own a home.”*

### Q30. What kinds of repairs are needed on your home?

- 673 respondents felt that only regular maintenance such as painting, furnace servicing, was need on their homes.
- 572 people felt that minor repairs such as repairing windows are required.
- 597 respondents felt that major repairs such as repairs to the roof, foundation, plumbing, etc. is required on their homes.

The level of major repairs to homes indicated as required in this survey is much higher (66.5%) than indicated in the 2014 Community Needs Survey with only 7.8% of households across the NWT indicating an adequacy issue with their home. Adequate housing must have running water, an indoor toilet, bathing and washing facilities and must not require major repairs. The Housing Engagement Survey was a voluntary survey completed by approximately ten percent of all NWT households. The results shown in this question would indicate that the survey has been completed by those who feel a vested interest in NWT HC programs with concerns directly related to their homes.

Responses to this question generally listed the issues with their homes or state that they are ineligible for NWT HC repair programs but did not say why the issues were not being addressed otherwise or provide any potential solutions as to how the NWT HC could address the high need for home repair in the North other than issues already covered in other areas of the survey. It was expected that people would have commented that the copayment on the NWT HC repair programs was a barrier contributing to lack of home repair but this perceived barrier was not listed in any of the 132 responses on this question. It has been mentioned in other questions throughout the survey.

#### QUOTES

*“A lot of home repairs are needed in our community.”*

*“I view all of the above as very important aspects of homeownership. The cost ends up being higher if maintenance and care is not regular. For example, energy costs are going to be higher if your furnace is in disrepair, or if your windows are not properly sealed. In some instances, lack of regular repair can mean a real risk of injury or even death.”*

*“As a senior it is difficult to do such things as snow removal, grass cutting, cleaning out gutters, minor fixing, painting, etc. Most seniors want to stay in their own homes as long as possible but this can be difficult.”*

**Q31. Do you have any further comments or solutions around home repair? Please tell us:**

QUOTES

*"LHOs should provide repair services for those who are unable to do their own repairs in small communities."*

*"Build tool lending libraries in each community staffed with someone to run, maintain and teach their use."*

*"Home repair and maintenance is difficult due to lack of availability and knowledge on where and how to obtain materials. I believe that the NWTHC could benefit in providing materials for purchase/ordering by those in private units."*

*"Cost share with homeowners to make energy efficient changes to their home."*

*"Education in school on maintaining a home."*

*"More training is required for Homeowners to do their own minor or major repairs."*

*"We find it at times difficult to find trades people in the community to assist us with home repairs, even if we're willing to pay for the services. If the Housing Corp could find ways to assist home owners with repairs, that would be great."*

*"We need more qualified local people to deliver the work."*

*"Assistance with finances, materials and giving option of WHO will do the work, not link repairs/\$/Contractor back to Corp as that often seems to fail for both Housing Corp and client."*

*"When you provide assistance to home repairs don't put a mortgage on the persons property, it gives them an extra financial burden and some elders' families are stuck with huge bills when the elder passes away. It makes no sense to give an elder a huge mortgage when they probably wont live until the mortgage is repaid."*

*"Don't ask for money (Copayment)."*

*"I do not feel there should be a maximum put on income of applicants for home repair programs. Even families over CNIT may have issues funding repairs fully and as a result they homes may deteriorate. If the co-pay is to continue maybe CNIT for those programs should be eliminated. Also the cost of repairs keeps climbing and maybe the limit of repair costs needs to be raised."*

**Q32. Do you have any other comments or suggestions that you would like the NWT HC to consider during our review of all policies and programs?**

Many of the suggestions put forward in this section have been stated throughout the survey. Common themes were as follows:

- Support for Aboriginal Governments and Cultural Housing
  - tiny homes,
  - singles units,
  - energy efficiency
- Homelessness
  - more programs to help the homeless
- Supportive Housing
  - interdepartmental work on homelessness
- Rental Housing
  - more Public Housing needed,
  - long waiting lists need to be addressed,
  - Public Housing rental arrears need to be resolved, , changes to the Transitional Rent Supplement Program,
- Homeownership
  - more training for homeowner maintenance,
  - contractor issues,
  - change to income threshold, copayment, homeowner insurance and land tenure requirements in order to increase eligibility for programs,
  - more seniors' programs,
  - bring back a program like HAP with material packages and/or sweat equity
  - get rid of the one year residency policy on homeownership
- Others or issues that go across programs
  - Education to help people move along the housing continuum,
  - Training/jobs and education,
  - more communication on programs and with tenants,
  - more information on the Appeal Process,
  - increased work with community/aboriginal governments
  - energy efficiency

## QUOTES

*"Provide help to all people in their own language and culture."*

*"Help the people that are in need. Like the elders. Low income people."*

*"Provide more single units. Sell building materials to public so they can do own repairs. Make it easier to buy houses. Provide monies for down payment to bank."*

*"Let people pay power bills that live in rental units."*

*“Do away with home insurance requirement, and 10% down payment. It's impossible to come up with it which is why we don't have many approved for repair (Major/minor) The disposal of assets should give residents the priority to purchase. If full payment can't be done, rent to own would be an option. I currently live in a two bedroom with seven people. Been asking for this and still nothing. I'm in a financial position but not taken seriously.”*

*“Get out of the financial business and focus on social housing for the homeless. Give local governments more responsibility and focus on their education.”*

*“Build more 1-2 bedroom units that will help greatly with the homelessness and overcrowding Offer people to rent to own their units.”*

*“Residents need to realize that living in Public Housing is a transition only, and that it is a privilege not a right. Everything should be geared towards moving people out of Public Housing, that should be the mandate when someone gets into housing, this is your transition, "what do we have to do to work to get you into your own.”*

*“Working/ partnering with Habitat for Humanity would be a great solution as it helps people who aren't necessarily able to get a mortgage on their own get into home ownership. It's not a hand out it's a hand up. Each and every homeowner has to assist in the build. Habitat for Humanity is a unique home ownership program that helps hardworking families the opportunity to own a home. The model is used around the world. Ot addresses housing needs for some working families, increases access to affordable, adequate and suitable housing, provides homeownership opportunities, helps break the cycle of poverty, ensures sustainability, and involves the community”*

*“Look at doing mortgages through Housing”*

*“Be active in promoting the programs that you do have and be client-centred in your approach. Each person is different and will have different needs. I think the living wage needs to be considered and that with the current state of things I will never be able to afford my own home in the NWT”.*

*“Housing should look further into homeless programs.”*

*“Evaluate each community on its own merits and needs. Not a one size fits all! Needs to be adaptable to meet need.”*

*“Review NWT HC policies to bring up-to-date and respond more appropriately such as open policies which supports persons in harm reduction, trauma informed manner which empowers individuals. Also to be more open & transparent in communications and partner with other governments !!! Don't think you can solve all on your own. This takes a community so communicate and be open minded!!!”*

*“Energy efficient is the way to go, do something about that.”*

*“Keep up the good work! They realize we work hard for our money as well, and treat us fairly.”*

## Responding to the Feedback

Using feedback and themes from the survey, the NWT HC will begin to structure priority actions to respond to the housing concerns of NWT residents. These priority actions will be grouped into Quick Wins, Mid-Term Actions and Long-Term Actions. Strategic direction will also incorporate other planning tools including the NWT Community Survey, the core need report: *Towards Level Ground: Addressing Persistent Core Need in the Northwest Territories*, historical program demand, and housing concerns brought forward through other means such as by Members of the Legislative Assembly, direct correspondence and communications with the Minister Responsible for the Northwest Territories Housing Corporation, and issues raised during community tours and visits.

It is anticipated that NWT housing direction over the coming years will also seek to leverage funding available from the federal government under its National Housing Strategy that is in development. The NWT HC will need to reflect on the housing priorities of the federal government to see how they align with NWT residents in designing programs and initiatives that can access federal funding.

The results of the survey will also be used to initiate a community-by-community initiative to develop separate community housing plans in conjunction with community leaders and residents. These plans will be living documents updated every year to ensure that the voices of communities will always impact housing delivery.

This strategic renewal is an opportunity for the NWT HC to reshape its housing supports to residents to make them more coordinated from program-to-program across the housing continuum, more integrated with other GNWT social programming departments and more responsive to residents' needs.

## **Appendix A: Community Summaries**

# Aklavik

## Community Statistics – Hamlet of Aklavik

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	677	61	52	42	107	187	132	96	\$30,733

\*2014 Income data

## Core Need

# Households	Housing Problem	Suitability	Adequacy	Affordability
266	32.7%	4.9%	17.3%	7.1%
Households	55	11	39	16

## NWTHC Assets – March 13, 2017

### Public Housing – 135 units

- Approved Allocation - 138
- Vacant – 8
  - Ready for occupancy – 4
  - Vacant – Repairs in progress – 2
  - Vacant – Repairs required – 2
  - Surplus - 5
- Seniors Designated Units – 16
- Public Housing Units Occupied by Seniors – 37 (27.4%)
- Waiting Lists

### Affordable Housing – 11 units

- Homeownership Programs – 4
- Market - 7
- Vacant – 2 Market Housing units
- Surplus - 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	5	0	3

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	3	56	76	135
Affordable Housing*	0	0	0	11	11

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
103	34	7	4	5	7	4	164

## Survey Results

28 surveys completed with two people stating they were sleeping in a shelter, outside or staying with a friend/relative because they have nowhere else to sleep. 20 of people who completed the survey were employed. Of the respondents who completed their

# Aklavik

employment information nine people were employed by the GNWT with five people employed by the local community government and three employed by the Aboriginal Government.

**Community Needs** – 12 respondents believed that housing conditions were the same or better over the last four years with comments focused on the waiting list and lack of available units. 16 of respondents believed that the NWT HC has done either the same as previously as or better than previously with the only comment requesting local employment and no further modulars.

**Support for Aboriginal Governments and Cultural Housing** - 18 members of this community stated that the public housing program, closely followed by a homeownership purchase or rent-to- own program with 16 people in support of these programs, was their priority for housing programs. Families with children, singles and Elders, all had 18 people believing that these groups were the most in need of housing in Aklavik.

20 of respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing with 18 people believing that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming.

With no individual statements as to what community residents would like to see added to the design of housing units, 15 respondents were in favour of an open floor plan with under 50% support for the other options presented.

16 respondents felt that providing an energy – retrofit program for homeowners was important to assist residents to use energy-efficient products and to conserve energy with education on how to conserve energy being a priority for 15 people. 14 respondents felt that a utility rebate program was important.

**Homelessness** – 16 members of the community felt that an increase in public housing units particularly singles units would resolve the community’s homelessness issue. 13 of the responses called for an overnight shelter with 14 of respondents believing that Housing First (independent housing with supports) was important. The wrap around supports such as addiction counselling and family supports in conjunction with education was considered essential.

15 people felt that supportive housing would be beneficial. 14 people wanted a supportive housing building to be built with 13 of respondents feeling that the aboriginal governments should be supported to develop units. On the Land programming to house people was suggested.

**Rental Housing** - With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended

## Aklavik

that housing units be made more energy efficient and dispose of/sell public housing units to build in a multi-plex apartment style design. It was suggested that surplus housing units be renovated to remain as housing or a warming shelter for those who need it.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

While some responses were in favour of market housing for professionals coming to the community, more felt that an investment in public housing would be more beneficial for the community with market housing units ran by aboriginal governments.

**Homeownership** – 15 respondents were in favour of all of the potential programs suggested to help potential homeowners so they can own a home rent-to-own, down payment assistance and public housing purchase initiative. Of the other homeownership options offered, 11 people were in favour of the sale of material packages and tiny houses. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner.

11 of respondents indicated that regular maintenance repairs are needed on their home while 12 of respondents indicated that minor or/and major repairs are required.

Final comments gave some kudos to the Local Housing Organization, with several requests put forward to allow repairs to be completed without putting a mortgage against the property especially for elders' properties as there tends to be Estate complications due to the mortgage. A review of the public housing rent scale was requested that takes into account the high cost of living in the community.

# Behchoko

## Community Statistics – Town of Behchoko

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	2154	239	247	193	388	584	317	186	\$38,797

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
463	44.3%	20.3%	29.2%	11.7%
<b>Households</b>	205	94	135	54

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 170 units

- Approved Allocation - 165
- Vacant – 23
  - Ready for occupancy – 9
  - Vacant – Repairs in progress – 11
  - Vacant – Repairs required – 3
  - Surplus – 9
  - 2017-18- 8 PH Replacement units and LHO Office replacement
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 40
- Waiting Lists

### Affordable Housing – 46 units

- Homeownership Programs – 26
- Market – 20
- Vacant – 2 Homeownership units and 1 market housing unit
- Surplus- 2

	1 Bedroom	2 Bedroom	3 Bedroom +
Public Housing	81	22	5

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	7	67	101	175
Affordable Housing	0	1	7	19	27

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
158	61	14	8	27	26	3	297

# Behchoko

## Survey Results

47 surveys completed with 18 people stating they were staying with family or in a shelter or outside as they had no home of their own. 70% of people who completed the survey were employed. Of the respondents who completed their employment information nine people were employed by the GNWT with seven people employed by the local housing organization and five people by the local community government.

**Community Needs** – 16 respondents believed that housing conditions (affordability, living conditions, availability, selection, etc.) were the same or better over the last four years. Many comments focused around overcrowding and the availability and cost of units. 25 respondents believed that the NWT HC has done either the same as previously or better than previously. There was a call for more public housing units and more timely maintenance for existing units with more supports needed for homelessness.

**Support for Aboriginal Governments and Cultural Housing-** This community stated a Rent-to-Own option and an increase in the public housing program had the greatest support. Despite the large number of homelessness and overcrowding indicated by those who completed the survey, only 29 of people who completed the survey called for greater homelessness support with the least support given to additional market housing. Families with children were identified as those most in need at 76%. Both couples and disabled persons were also identified as being in need of programs with 64% of respondents believing that they need help through housing programs.

30 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC providing support to Aboriginal governments in meeting their goals for providing social housing. While there was not as much support for the other options given, aboriginal governments entering into operating agreements to manage current NWT HC Programming or the purchase of NWT HC units and developer incentives, the comments called for partnerships and a greater role for the aboriginal government to take in NWT HC Programs.

Respondents were most in favour of an open floor plan (30) with larger homes for multigenerational families the next most popular option (28) for traditional designs to be incorporated into housing units. Gathering spaces in Multi-residential buildings was also considered to be important.

Education on how to conserve energy was felt to be the most important factor in conserving energy with a utility rebate program and energy-retrofit program being of value to assist residents to use energy-efficient products and to conserve energy. Several comments called for wood stoves in units as an energy saving measure.

**Homelessness** –26 respondents felt that both more overnight shelters and Housing First (independent housing with supports) should be implemented to help community members

# Behchoko

who are homeless. 68% of the community respondents felt that an increase in public housing units resolve the community's homelessness issue. Half of the responses called for a shelter either through renovation of current abandoned units with the community government running it or through tiny houses that could be built by the homeless. There were various suggestions on surrounding supports from soup kitchens, working with other departments on items such as drug and alcohol treatment and the importance of jobs was emphasized. Value was placed on all support options offered with 36 people believing that supportive housing is essential.

*“encourage spiritual help and guidance first and foremost, show them all goodness especially respect, kindness and love, be firm with them, last thing they need is pity, have them take part and be part of the community life to regain self”*

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and dispose of/sell public housing units to build in a multi-plex apartment style design, perhaps to current renters through a rent-to-own program. Less than half of respondents were in favour of any of the options given for the community use of surplus housing although the most support was given for the warming shelter and soup kitchen options (23 people). Several responses given throughout the survey indicated that tenants should get credit for repairs they complete to their units.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. There was also a call for a life skills program for those just starting to live on their own.

While responses were generally in favour of market housing for professionals coming to the community, it was felt that the rents were too high.

**Homeownership** – There was a very low response to this question on how potential homeowners can be helped so they own a home so it seems that very few people in Behchoko are concerned with homeownership. 24 respondents were in favour of a rent-to-own program decreasing to 21 in favour of a Public Housing Purchase initiative and only 17 people were interested in a down payment assistance program. Of the other homeownership options offered, 22 people were interested in volunteer (in kind) labour and the sale of material packages had the support of 19 people. There were no suggestions offered by the community on how to improve homeownership programs. Respondents believed that education was key to being a successful homeowner.

18 respondents indicated that regular maintenance repairs are needed on their home while 17 of the respondents indicated that minor or/and major repairs are required.

# Behchoko

No common theme emerged in the final comments which covered everything from the need for more shelters to increasing the availability of public housing units to a suggestion that a Senior's Renovation Program is required.

# Colville Lake

## Community Statistics – Designated Authority of Colville Lake

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	160	13	21	23	33	30	24	16	N/A

### Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
36	38.9%	13.9%	27.8%	11.1%
Households	14	5	10	4

\*From 2014 NWT Community Survey

### NWTHC Assets – April 1, 2017

#### Public Housing –4 units

- Approved Allocation - 4
- Vacant – 2
  - Ready for occupancy – 2
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 0
  - Surplus -0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 1
- Waiting Lists

#### Affordable Housing – 5 units

- Homeownership Programs – 5
- Market - 0
- Vacant – 1 Market Housing unit
- Surplus- 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	5	1	0

### Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	0	2	2
Affordable Housing*	0	0	2	3	5

\*UCRs may include offices and warehouses

### Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
8	5	0	6	2	4	0	25

### Survey Results

15 surveys completed representing 42% of all households in the community. Three people stated they were staying with family as they had no home of their own but none indicated

## Colville Lake

absolute homelessness. 13 of people who completed the survey were employed with five of these being employed by the aboriginal government and three by the GNWT.

**Community Needs** – Eight respondents believed that housing conditions were the same or better over the last four years with almost every comment stated that more homes are required in the community with overcrowding a concern. Nine respondents believed that the NWT HC has done either the same as previously or better than previously with a lack of communication cited as one of the biggest issues.

**Support for Aboriginal Governments and Cultural Housing-** 14 respondents stated that the Homeownership repair program was the most important program needed in the community closely followed by more public housing and a rent-to-own program both with 13 people believing they were important which supports the availability issue noted above. Again at 14 responses, families with children were identified as the most in need, followed by couples with 13 respondents believing that they were in need of housing programs.

14 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. 13 felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming and 12 felt that the NWT HC should sell NWT HC units to the Aboriginal Government. With small differences between the responses, it would indicate that residents believe that the community government should be more involved in housing in the community.

Nine respondents wanted to see larger multi-family homes and eight wanted open floor plans, but the other design suggestions were not well received by the community respondents. One person wanted to see woodstoves added to units.

Many respondents felt that both providing an energy – retrofit program for homeowners along with education on how to conserve energy were priorities to assist residents to use energy-efficient products and to conserve energy.

**Homelessness** – 13 of the respondents from the community felt that Housing First (independent housing with supports) along with 12 respondents feeling that an increase in public housing units would resolve the community's homelessness issue. No issue with homelessness had been indicated by respondents but a high level of overcrowding has been indicated which would indicate hidden homelessness. Other than the follow up counselling which was still supported by 11 respondents, the other options given for supports to homeless individuals were all highly recommended with the majority at 100% in favour.

11 respondents felt that supportive housing provided by the aboriginal government with supports would be beneficial with ten people believing that the Aboriginal government should be supported in developing units.

## Colville Lake

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient. 12 respondents recommended that surplus housing units be renovated to remain as housing with eight people believing that these surplus units could be made into a warming shelter.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

While there were only three responses to the question on market housing, they all suggested that more public housing is needed not market housing.

**Homeownership** – 12 respondents were in favour of the potential programs suggested to assist potential homeowners so they can own a home with rent-to-own being the most popular suggestion and down payment assistance being the least in favour eight people believing it would help. The only suggestion supported by this community's 'responses of the other homeownership options offered was the sale of material packages. There were no suggestions offered by the community on how to improve homeownership programs, only one comment that Colville Lake should have its own Housing Manager. All respondents believed that education was key to being a successful homeowner.

Seven respondents indicated that regular maintenance repairs are needed on their home while six of respondents indicated that minor are required and eight stated that major repairs were required to their home.

Final comments called for more houses in Colville Lake.

# Deline

## Community Statistics – Deline Self Government

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	503	40	22	30	84	152	120	55	\$38,585

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
176	34.1%	9.7%	15.3%	13.6%
Households	60	17	27	24

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 87 units

- Approved Allocation - 84
- Vacant – 9
  - Ready for occupancy – 6
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 3
  - Surplus – 12
  - 17-18 PH Replacement 4 units materials and 2 units labour
- Seniors Designated Units – 5
- Public Housing Units Occupied by Seniors – 18
- Waiting Lists

### Affordable Housing – 14 units

- Homeownership Programs – 10
- Market - 4
- Vacant – 2 Homeownership units
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	13	4	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	21	29	37	87
Affordable Housing*	0	1	3	11	15

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
9	16	1	8	8	12	1	55

# Deline

## Survey Results

36 surveys completed with six people stating that they were sleeping in a shelter, outside or with a friend/relative because they have nowhere else to sleep. 17 respondents indicated that they were employed with seven of these being employed by the GNWT and five by the aboriginal government.

**Community Needs** – 18 of respondents believed that housing conditions were the same or better over the last four years. Most comments were from those who had been turned down for a program or were having affordability issues so changes to programs and lower rents were requested. 21 people believed that the NWT HC has done either the same as previously or better than previously. People requested better communication of programs and more timely responses on repair work orders.

**Support for Aboriginal Governments and Cultural Housing-** This community stated that the public housing program along with a rent-to-own program with each of them having 24 people believing that they would were the most important programs for their community. Homelessness support was the next priority closely followed by homeownership purchase and repair. There was very little support for market rental housing. Families with children, as well as, disabled persons were identified as those most in need in Deline followed by single people also identified as being in need of programs with a comment that homeless persons should be assisted.

While there was not overwhelming support for any of the options given around how the NWT HC can provide support to Aboriginal Governments in meeting their goals for providing social housing, the most popular option for 21 people was for the sale of NWT HC units to aboriginal governments followed by the sharing of knowledge being supported by 18 respondents.

With no individual statements as to what community residents would like to see added to the design of housing units, respondents again were not overwhelmingly in favour of suggestions made with the most popular option being only 20 respondents in favour of workspaces for crafts and/or butchering followed by 18 people believing that larger home designs for multigenerational families is important.

Many respondents felt that education on how to conserve energy at 75% would be an area that the NWT HC would be able to help residents in using energy efficient products and conserving energy. 71% of respondents felt that providing an utility rebate program would also be important.

**Homelessness** – 25 respondents felt that Housing First (independent housing with supports) or an increase in public housing units particularly tiny homes potentially on the same lot as relatives would help resolve the community's homelessness issue. 20 people

## Deline

called for a shelter for emergency use and showers and meals. There were also statements that this community helps their own.

With all of the options for support presented being considered important, the highest response was for addictions and mental health treatment along with follow up counselling. Career development and job training was also seen as very important.

29 respondents felt that supportive housing would be beneficial with the majority of respondents (26) feeling that support should be provided to the Aboriginal Government to develop units through a supportive housing building.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and to dispose of/ sell vacant units to build in a multi-plex apartment style design. One question asked was if public housing units could be shared?

It was recommended that surplus housing units be renovated to remain as housing or a warming shelter or soup kitchen for those who need it. The only comment was that most people believe that units that have been declared surplus should be demolished.

Approximately two thirds of respondents believed that all courses listed in the survey are important for residents: budgeting, home maintenance, home purchase and credit counselling along with life skills training.

Respondents were in favour of an increase in market housing for professionals coming to the community.

**Homeownership** – Approximately two thirds of respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, the sale of material packages was the most popular with 22 respondents believing this would be important and 20 people believing that volunteer (in-kind) labour would be of assistance. Approximately half of respondents believed that education was key to being a successful homeowner with either the NWT HC funding home purchase or easier access to banks.

23 respondents indicated that major repairs are needed on their home with 20 needing preventative maintenance and 17 requiring minor repairs.

## **Deline**

Many of the final comments focused on individual repair needs with a request for easier access to building materials and an increase to the Core Need Income Threshold. There were also comments that the public housing maintenance staff need more training.

NOTE: More comments on LHO and Board. These were sent to Programs as Programs and District Office were going into Deline the week of April 3<sup>rd</sup> and would address any issues.

# Dettah

## Community Statistics – Designated Authority of Dettah

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	248	-	12	24	51	71	62	26	N/A

\*N'dilo population statistics are included with the City of Yellowknife

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
168	32.9%	5.6%	24.1%	24.8%
Households	54	10	39	20

\*From 2014 NWT Community Survey – Dettah and N'dilo are together

## NWTHC Assets – April 1, 2017

### Public Housing – 73 units

- Approved Allocation - 73
- Vacant – 3
  - Ready for occupancy – 1
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 2
  - Surplus- 0
- Seniors Designated Units – 10
- Public Housing Units Occupied by Seniors – 21
- Waiting Lists

### Affordable Housing – 4 units

- Homeownership Programs – 4
- Market - 0
- Vacant – 1 Homeownership unit

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	4	1	1

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	43	26	69
Affordable Housing	0	0	0	4	4

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
119	29	1	2	11	3	0	165

# Dettah

## Survey Results

17 surveys completed with 7 from N'Dilo and 10 from Dettah although only 15 people continued with the survey after the initial response. Three people stated they were staying in a shelter, outside or with family as they had no home of their own. Eight people who completed the survey were employed, four with the GNWT and three with private companies.

**Community Needs** – Eight respondents believed that housing conditions were the same or better over the last four years. The majority of comments focused on the availability and affordability of housing. Seven respondents believed that the NWT HC has done either the same as previously as or better than previously. Comments concerned the time it took to fill vacant NWT HC units and quality of construction.

**Support for Aboriginal Governments and Cultural Housing** – Survey respondents were most interested in homeownership programs with thirteen of the responses requesting a rent-to-own program along with homeownership purchase and repair. The program with the least amount of support was the public housing program. Families with children, closely followed Elders and persons with disabilities were identified by those most in need of programs in Dettah/N'dilo.

14 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. 13 felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming , as well as, believing that there would be value in developer incentives. Only 10 people felt that the sale of NWT HC units to Aboriginal Governments was of importance.

Larger home design for multigenerational families was the most popular suggestion with 13 respondents in favour. An open floor plan and outbuildings were also seen as important. There was a suggestion that clients should be able to contribute to the design of housing to be used for rent-to-own to encourage individuality and pride in homeownership.

All respondents felt that providing an energy – retrofit program for homeowners was important along with education on how to conserve energy and a utility rebate program also being important to assist residents to use energy-efficient products and to conserve energy.

**Homelessness** – Ten respondents felt that addressing the community's homelessness issue could be done using a Housing First Independent housing with supports) approach. Ten surveys each believed that an overnight shelter and more public housing would be beneficial. All survey respondents believed that all wrap around supports were important

## Dettah

with 100% of people agreeing on mental health supports and developing a housing plan as essential. Early intervention and prevention was recommended.

Nine respondents believed that supportive housing would be beneficial and 11 thought that support should be provided to the Aboriginal Government to develop units. 10 people felt that this should be a supportive housing building. Comments also suggested that family supports were vital.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and to dispose off/sell public housing units to build in a multi-plex apartment style design. This community does support decreasing the number of public housing units (seven of 13 respondents). It was recommended that surplus housing units be renovated to remain as housing or become a day care. There was also support for it being utilized as a soup kitchen.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. It was suggested that an online format be developed with links to lenders, insurance companies, etc.

With one suggestion to lower rents for market housing for elders, there were no comments in favour of the market housing program. Other comments focused on the development of a rent-to-own program.

**Homeownership** – All respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, the sale of material packages was the most popular with ten people in favour of it, nine people interested in cooperatives at 90% and eight people supporting volunteer (in-kind) labour and tiny houses. There were no suggestions offered by the community on how to improve homeownership programs only requests for changes to be made. All respondents believed that education was key to being a successful homeowner.

All respondents indicated that repairs are needed on their home whether the category is regular maintenance (10), minor (9) or major repairs (12).

It has been reinforced throughout the survey that these communities would rather have homeownership in their community rather than public housing.

# Enterprise

## Community Statistics – Hamlet of Enterprise

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	102	-	-	-	-	23	22	32	N/A

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
38	21.1%	0%	2.6%	18.4%
Households	8	0	1	7

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 0 units

- Approved Allocation - 0

### Affordable Housing – 1 Unit

Homeownership Programs – 1  
Market - 0  
Vacant – 0  
Surplus – 0

2017-18 planned units -

2017-18 planned units -

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Affordable Housing	0	0	0	0	0

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
6	1	3	1	1	0	0	12

## Survey Results

22 surveys completed with three respondents stating they were sleeping in a shelter, outside or staying with a friend/relative as they had no home of their own. 65% of people who completed the survey were employed. Of the respondents who completed their employment information four people were employed by the local community government with three employed by a private company.

# Enterprise

**Community Needs** – 71% of respondents believed that housing conditions were the same or better over the last four years. Only 33% of respondents believed that the NWT HC has done either the same as previously or better than previously with every comment offered for both questions commenting on the vacant affordable housing unit that has been vacant in the community for approximately 8 years.

**Support for Aboriginal Governments and Cultural Housing-** The respondents from this community stated that homeownership programs are most in demand with rent-to-own and homeownership repair at 17 in favour and homeownership purchase 13 people believing it is important. Public Housing was also shown to be important to the community with 16 of the respondents stating it is very important. Families with children were clearly identified as the most in need of programs with 17 respondents believing they were the most in need with couples following at 14.

16 respondents felt that sharing of knowledge with aboriginal governments was essential for the NWT HC to support Aboriginal governments in meeting their goals for providing social housing. 15 felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming with a comment asking if it would also apply to their non-aboriginal government.

While there were no individual statements as to what community residents would like to see added to the design of housing units, respondents were generally in favour of suggestions made (in excess of 75% of respondents supporting suggestions) with only larger home designs being lower at ten respondents believing it to be important.

100% of respondents felt that education on how to conserve energy was extremely important with providing energy – retrofit program for homeowners and a utility rebate program also important to 94% of respondents to assist residents to use energy-efficient products and to conserve energy.

**Homelessness** – 17 respondents felt that putting public housing units into the community, along with 16 being in favour of a shelter or Housing First (independent housing with supports), would resolve the community's homelessness issue. All suggested wrap around supports were supported by respondents, with other a housing plan which was only seen as important by 10 respondents.

13 respondents felt that supportive housing would be beneficial with 14 of respondents wanting a supportive housing building built. Nine of respondents felt that the aboriginal governments should be supported to develop units with a question again if local community governments could be supported in this manner.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. 16 respondents were in favour of housing units being made more energy

# Enterprise

efficient with little support any other suggestions with no suggestions offered as to how public housing could be made more sustainable. It was recommended that surplus housing units be renovated to be used as a daycare, soup kitchen or a warming shelter for those who need it.

All courses listed in the survey were considered essential to enable public housing tenants to move towards living independently: budgeting, home maintenance, home purchase and credit counselling.

The only recommendation was that market housing rents be established on a community by community basis.

**Homeownership** – The majority of respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own (16), down payment assistance (16) and Public Housing purchase initiative (15). Of the other homeownership options offered, volunteer (in-kind) labour (16) and tiny houses (14) were both considered important options for housing. There were no suggestions offered by the community on how to improve homeownership programs in this section. All respondents believed that education was key to transitioning to becoming a successful homeowner.

12 respondents indicated that major repairs are needed on their home with only 6 indicating that preventative maintenance is needed and 4 indicating that minor repairs are required. There were no suggestions offered as to improve home repair programs.

Final comments stated that more housing was required in Enterprise especially for seniors. It also asked for the one year residency period to be set aside for homeownership.

# Fort Good Hope

## Community Statistics – Charter Community of Fort Good Hope

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	569	53	46	41	68	191	86	84	\$36,342

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
170	33.5%	4.7%	28.8%	11.2%
Households	57	8	49	19

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 48 units

- Approved Allocation - 51
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 10
- Seniors Designated Units – 5 with an 8-plex under construction
- Public Housing Units Occupied by Seniors – 14
- Waiting Lists

### Affordable Housing – 25 units

- Homeownership Programs – 15
- Market -8
- Vacant – 1 Market Housing unit
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	6	3	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	1	39	40
Affordable Housing*	0	1	5	12	18

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
33	15	13	24	11	17	1	144

## Survey Results

## Fort Good Hope

18 surveys completed with 3 people stating they were staying in a shelter, outside or with a friend or relative as they had no home of their own. 15 people who completed the survey were employed with six of these people working for the aboriginal government and six for non-profit organizations.

**Community Needs** – 8 respondents believed that housing conditions were the same or better over the last four years. Comments focused on the youth of community needing housing so they could move out of their parent’s homes. There were also comments on the affordability of living in the community. Nine respondents believed that the NWT HC has done either the same as previously as or better than previously. Comments focused on the need for changes to homeownership programs and land tenure as well as a call for more housing. Homeownership repair and purchase/rent-to-own were the programs that respondents felt the community needed the most. Families with children were seen to have the greatest need by the survey respondents yet there are no applicants on the waiting list for three bedroom units which supports the overcrowding with young people not moving out of family homes.

**Support for Aboriginal Governments and Cultural Housing-** This community stated that they were most interested in the homeownership programs: homeownership repair, homeownership purchase and rent-to-own, along with homelessness supports. Singles were identified as those most in need in Fort Good Hope with families with children also in need of programs. Supporting the young adults will assist the overcrowded family situations.

12 respondents felt that sharing of knowledge with aboriginal governments was an essential step towards the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. 10 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming. One comment suggested a land swap for units.

Respondents were in favour of most of the design suggestions made with a comment stating that outbuildings should be the responsibility of the tenant not the government.

Providing an energy – retrofit program for homeowners along with a utility rebate program was recommended by 15 respondents to assist residents to use energy-efficient products and to conserve energy. Education on how to conserve energy was a priority for 14 people who completed the survey.

**Homelessness** – 12 of the community respondents felt that a homeless shelter would resolve the community’s homelessness issue with 10 believing that the Housing First model (independent housing with supports) should be followed. Nine people called for more public housing mainly for singles. All respondents considered the wrap around supports suggested as a very important part of the healing process. Career development

## Fort Good Hope

and training and financial management were considered to be the most essential courses for community members.

15 people felt that supportive housing would be beneficial with 12 of respondents believing that the aboriginal government should be supported in developing units through building a supportive housing building.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and to dispose of/sell public housing units to build in a multi-plex apartment style design. Rent-to-own options for current tenants to purchase their units was recommended. It was also recommended that surplus housing units be renovated to remain as housing or a warming shelter or soup kitchen for those who need it.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

The responses from Fort Good Hope stated that partnering opportunities with the community would resolve market housing issues.

**Homeownership** - Approximately 85% of respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, the sale of material packages was the most popular with 14 people in favour of it. Volunteer (in-kind) labour was also supported by 10 people. There were no suggestions offered by the community on how to improve homeownership programs. While respondents were in favour of courses assisting people in becoming a homeowner, the most supported courses were budgeting and home financing.

Nine respondents indicated that major repairs are needed on their home with ten indicating that preventative maintenance is needed and nine indicating that minor repairs are required.

Final comments were from those who had not received programs.

# Fort Liard

## Community Statistics – Hamlet of Fort Liard

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	615	48	42	48	93	205	113	66	\$34,987

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
177	30.5%	14.1%	18.6%	5.6%
Households	54	25	33	10

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 32 units

- Approved Allocation - 32
- Vacant – 8
  - Ready for occupancy – 6
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 2
  - Surplus – 2
- Seniors Designated Units – 12
- Public Housing Units Occupied by Seniors – 4
- Waiting Lists

### Affordable Housing – 19 units

- Homeownership Programs – 10
- Market - 9
- Vacant – 4 Market Housing units and 6 Homeownership units
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom+
Public Housing	9	0	1

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	1	32	34
Affordable Housing	0	0	1	19	20

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
26	18	13	36	10	14	1	118

## Survey Results

# Fort Liard

12 surveys completed with all respondents housed and employed. Five of those employed work with the GNWT.

**Community Needs** – Four respondents believed that housing conditions were the same or better over the last four years. Most of the comments called for an increase in the amount of public housing units. Four respondents believed that the NWT HC has done either the same as previously as or better than previously. There was again a call for more public housing units and better maintenance on units to prevent units becoming beyond economic repair.

**Support for Aboriginal Governments and Cultural Housing**- All types of programs other than market rental housing is needed in the community according to respondents: Homelessness support and public housing program had nine respondents requesting more supports. Homeownership programs were also considered very important with respondents also wanting more rent-to-own, homeownership repair and purchase programs. Singles and families with children were identified as those most in need in Fort Liard with couples and Elders also in need of programs.

Nine respondents felt that sharing of knowledge with aboriginal governments and the aboriginal governments entering into operating agreements to manage current NWT HC Programming could assist aboriginal governments in meeting their goals for providing social housing. Eight respondents believed that providing developer incentives could help at a community level.

Outbuildings had the most support of the traditional design suggestions with gathering spaces in multi-residential buildings having the support of two thirds of those completing the survey. Approximately 70% of people supported the other ideas put forward with a suggestion for buildings to be built to consider the river/mountain views.

All respondents felt that providing education on how to conserve energy along with a utility rebate program was important with energy – retrofit program for homeowners also being a priority for 90% of respondents to assist residents to use energy-efficient products and to conserve energy. Residents wanted an increase in the use of solar panels.

**Homelessness** – Ten respondents felt that Housing First (independent housing with supports) along with an increase in public housing units (nine respondents) would resolve the community's homelessness issue. 80% of the responses called for an overnight shelter with 90-100% of respondents calling for wrap around supports such as addiction and mental health counselling along with career development and training being essential. Comments emphasized that the root cause of homelessness needed to be found and treated.

## Fort Liard

Ten respondents felt that supportive housing would be beneficial with nine respondents wanting a supportive housing building built through the aboriginal governments being supported to develop units or existing shelter space being utilized.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and to dispose of/sell current public housing units to build in a multi-plex apartment style design. There was little support for surplus housing units to be renovated with the most support being for surplus housing to be used as housing (six) or used as a soup kitchen (five) for those who need it.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

Most responses felt that an investment in public housing would be more beneficial for the community instead of having market housing. It was suggested that vacant units could be converted to market housing.

**Homeownership** – Respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own and Public Housing purchase initiative and down payment assistance. Of the other homeownership options offered, tiny homes, the sale of material packages and cooperatives were all considered important at approximately by eight respondents. Concerns on banking was put forward as a potential barrier to home ownership. All respondents believed that education was key to being a successful homeowner.

Eight respondents indicated that regular maintenance and major repairs are needed on their home with six of respondents indicating that minor or major repairs are required.

Final comments asked for more public housing and rent-to-own programs.

# Fort McPherson

## Community Statistics – Hamlet of Fort McPherson

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	791	65	61	33	160	224	128	120	\$36,991

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
277	23.8%	7.9%	15.9%	5.1%
Households	66	22	44	14

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 128 units

- Approved Allocation - 133
- Vacant – 3
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 3
  - Surplus – 0
  - 17-18 2 PH replacement units
- Seniors Designated Units – 17
- Public Housing Units Occupied by Seniors – 33
- Waiting Lists

### Affordable Housing – 23 units

- Homeownership Programs – 10
- Market - 13
- Vacant – 3 Market Housing units
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	20	3	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	72	49	122
Affordable Housing	0	0	8	11	19

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
180	47	16	10	13	13	3	282

# Fort McPherson

## Survey Results

32 surveys completed with three people stating they were staying in a shelter, outside or with family as they had no home of their own. 21 people who completed the survey were employed with six working for the local community government and five working for private companies.

**Community Needs** – 18 respondents believed that housing conditions were the same or better over the last four years. Affordability was a concern for homeowners with high utility costs and public housing tenants expressed concern with CRA income verification. 16 respondents believed that the NWT HC has done either the same as previously as or better than previously. Training for the LHO was the main request. Program changes such as a rent-to-own program was also requested along with a better communication of programs.

**Support for Aboriginal Governments and Cultural Housing** - This community stated that homeownership programs such as the homeownership repair and homeownership purchase and rent-to-own programs was their priority closely followed by the public housing program. Families with children and couples were identified as those most in need in Fort McPherson. Followed by Elders. It should be noted that despite 100% of survey respondents stating that families are the biggest need, there is no one on the public housing waiting list for three bedroom units.

25 respondents felt that sharing of knowledge with aboriginal governments along with aboriginal governments entering into operating agreements to manage current NWT HC Programming is essential to the NWT HC assisting aboriginal governments in meeting their goals for providing social housing. 24 respondents also felt that providing incentives to developers would also assist.

There was not overwhelming support for any of the traditional feature design suggestions made with the most support shown for larger home designs for multi-generational families at 21 respondents, while comments did recommend training for carpenters.

All respondents felt that the suggestions offered were important to assist residents to use energy-efficient products and to conserve energy: providing a utility rebate program, an energy – retrofit program for homeowners along with education on how to conserve energy.

**Homelessness** – 25 people in the community felt that an increase in public housing units would help resolve the community's homelessness issue. 22 of the responses called for Housing First with the wrap around support versus only 20 of respondents calling for overnight shelters. Many comments on community supports focused on families supporting family members and wrap around supports required such as counselling for addictions and education, life skills and job training. Increased public housing and a shelter

## Fort McPherson

were also requested. All of the suggestions for support for the homeless were found to be important.

18 people felt that supportive housing would be beneficial with 20 respondents wanting a supportive housing building built by supporting the aboriginal governments to develop units. Half of the survey respondents believe existing shelter or vacant market housing units could be utilized for supportive housing.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and to dispose of/sell public housing units to build in a multi-plex apartment style design. There was some support from 14 respondents to increase the amount that tenants pay for utilities with several comments requesting this. It was recommended that surplus housing units be renovated to remain as housing or a daycare.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. A life skills course and pre-employment course were also recommended.

With only a few responses in favour of market housing for professionals coming to the community, more felt that assistance to the homeless would be more beneficial for the community than having the units be vacant.

**Homeownership** – A move towards homeownership was seen as a positive step to move current tenants towards homeownership when possible. Approximately 26 respondents were in favour of a rent-to-own program, with 24 in favour of a down payment assistance program and 18 people feeling that a Public Housing purchase initiative was important towards helping potential homeowners so they can own a home. Of the other homeownership options offered, all options, cooperatives, tiny homes, volunteer (in-kind) labour and sale of home material packages were considered important by approximately two-thirds of respondents. All respondents believed that education was key to being a successful homeowner.

25 respondents indicated that preventative maintenance was needed on their home with 24 needing minor repairs and 18 respondents requiring major repairs.

Final comments contained a request to review the homeowner repair program for seniors and to increase the number of public housing units in Fort McPherson. People also requested to be allowed to do regular maintenance such as painting to their own units.

# Fort Providence

## Community Statistics – Hamlet of Fort Providence

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	797	42	55	52	104	230	212	102	\$31,770

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
258	31.4%	7.0%	22.9%	7.8%
Households	81	18	59	20

## NWTHC Assets – April 1, 2017

### Public Housing – 112 units

- Approved Allocation - 99
- Vacant – 13
  - Ready for occupancy – 10
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 3
  - Surplus – 0
  - 17-18 PH replacement - 2 units
- Seniors Designated Units – 17
- Public Housing Units Occupied by Seniors – 25
- Waiting Lists

### Affordable Housing – 14 units

- Homeownership Programs – 12
- Market - 2
- Vacant – 2 Market units and 2 Homeownership units
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	22	3	1

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	8	65	33	106
Affordable Housing	0	1	1	13	15

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
46	23	10	17	15	11	1	123

# Fort Providence

## Survey Results

25 surveys completed with two respondents stating they were staying in a shelter, outside or with family as they had no home of their own. 12 of people who completed the survey were employed. Of the respondents who completed their employment information five people were employed by the aboriginal government with three employed by a private company.

**Community Needs** – 15 of respondents believed that housing conditions were the same or better over the last four years with the biggest issue being put forward was a need for more public housing units. Availability of housing was the main concern expressed. 17 of respondents believed that the NWT HC has done either the same as previously or better than previously.

**Support for Aboriginal Governments and Cultural Housing-** The responses from this community stated that the homelessness and homeownership repair (15 respondents) followed by a homeownership purchase program (13) was their priority. Families with children and couples (both at 18) were identified as most in need of programs however there is currently only one applicant on the waiting list for three bedroom units. The waiting list indicates that singles are the biggest need.

While sharing of knowledge with aboriginal governments was given the most support with 14 of respondents feeling this was an important step towards the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing, comments were not in favour of aboriginal governments taking on housing. 13 respondents felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming and 11 people felt that NWT HC units could be sold to Aboriginal governments or through providing incentives to developers.

Respondents were not highly in favour of any of the suggestions made for traditional designs with outbuildings, open floor plans and larger home designs for multigenerational families being the given equal support with only 12 respondents thinking they were important. One suggestion was for “On the Land” units.

Many respondents felt that providing an energy – retrofit program for homeowners along with education on how to conserve energy being a priority for the NWT HC to assist residents to use energy-efficient products and to conserve energy. 15 respondents felt a utility rebate program would be beneficial.

**Homelessness** – 17 respondents were in support Housing First (independent housing with supports) to help resolve the community’s homelessness issue. An overnight shelter was supported by 15 people with additional public housing being supported by 12 respondents. All of the wrap around supports such as addiction and mental health counselling in conjunction with education was considered essential along with housing support to resolve the homeless situation.

## Fort Providence

100% of respondents felt that supportive housing would be beneficial with 15 respondents wanting a supportive housing building to be built. 13 of respondents felt that the aboriginal governments should be supported to develop units. It was recommended that design for supportive housing be adjusted to ensure that it is more difficult for tenant damages to happen.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and to dispose of/sell units to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to remain as housing or a warming shelter or soup kitchen for those who need it.

Respondents believed that budgeting and home maintenance courses are important courses to help public housing tenants move towards living independently.

Comments around market housing for professionals stated that the NWT HC should not compete with private developers and that the unit in the community should be turned into public housing.

**Homeownership** - The rent-to own program was the most popular suggestion with 15 people believing that it could help potential homeowners become homeowners. This was followed by a down payment assistance program which was supported by 14 people. The Public Housing purchase initiative had support from 12 of the respondents. Comments spoke to land tenure issues making it difficult to receive traditional financing for home purchase. Of the other homeownership options offered, tiny homes and volunteer (in-kind) labour had the support of 12 people while the sale of material packages was supported by 11 respondents. People asked for smaller house designs to be available for purchase under the homeownership programs. While respondents were in favour of courses assisting people in becoming a homeowner, the most supported courses were budgeting and home maintenance.

15 of respondents indicated that regular maintenance repairs are needed on their home while 11 of respondents indicated that minor or/and major repairs are required.

Final comments asked the NWT HC to consider the true number of hidden homeless and consider changing policies to assist elders and those with disabilities with home repair. It was also stated that people should be assisted in their own language so the NWT HC will need to increase communications around the availability of service in an applicant's own language.

# Fort Resolution

## Community Statistics – Hamlet of Fort Resolution

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	499	42	37	24	80	133	93	90	\$34,355

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
175	24.6%	3.4%	16%	7.4%
Households	43	6	28	13

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 74 units

- Approved Allocation - 75
- Vacant – 8
  - Ready for occupancy – 4
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 4
  - Surplus - 1
- Seniors Designated Units – 12
- Public Housing Units Occupied by Seniors – 24
- Waiting Lists

### Affordable Housing – 18 units

- Homeownership Programs – 2
- Market - 16
- Vacant – 2 Market Housing units
- Surplus – 1

	1 Bedroom	2 Bedroom	3 Bedroom+
Public Housing	2	1	4

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	26	47	74
Affordable Housing	3	2	4	9	18

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
29	30	25	31	31	1	7	154

# Fort Resolution

## Survey Results

22 surveys completed with one person stating they were staying with family as they had no home of their own. 13 people who completed the survey were employed with five working for the GNWT, four for the Aboriginal government and three for the local community government.

**Community Needs** – Six respondents believed that housing conditions were the same or better over the last four years. The majority of comments focused on the availability of rental units in the community. Only four respondents believed that the NWTHC has done either the same as previously as or better than previously. There were requests to review income threshold levels and increase communication on programs.

**Support for Aboriginal Governments and Cultural Housing-** Homeownership programs were of the most interest to this community with 14 respondents interested in the homeownership repair program and a homeownership purchase and rent-to-own. Thirteen respondents were interested in homelessness programs and public housing. Families with children and couples were identified as most in need of programs with this need supported through the public housing waiting list.

16 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWTHC supporting Aboriginal governments in meeting their goals for providing social housing. 13 people believe that the NWTHC should provide incentives to developers with 12 people thinking that the aboriginal governments could enter into operating agreements to manage current NWTHC Programming.

Respondents were not overwhelmingly in favour of suggested design items other than larger home designs for multigenerational families (16) and a need for outbuildings (15). There were two suggestions for fencing on homes occupied by families.

17 respondents felt that providing energy – retrofit programs for homeowners along with education on how to conserve energy was a priority in assisting residents to use energy-efficient products and to conserve energy. 14 were in favour of a utility rebate program.

**Homelessness** – 16 responses called for Housing First (independent housing with the wrap around supports) as a way to help the homeless. 13 respondents called for overnight shelters and increased public housing to assist with the community's homelessness issue. While many comments supported the request for an overnight shelter or Housing First, supports provided through education and jobs was recommended. In excess of 80% of respondents felt that all wrap around supports suggested in the survey were essential to treating the whole person. Many of the final comments focused on visible homelessness not being a large issue in Fort Resolution and that families generally take care of their own but addiction and mental health supports are needed.

## Fort Resolution

16 respondents felt that supportive housing would be beneficial with the aboriginal government being supported to develop units such as those currently found on Mission Island.

**Rental Housing** - With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and to dispose of/sell current public housing units to build in a multi-plex apartment style design. While the respondents were generally not in favour of renovating the surplus units, if there were renovated to remain as housing over half of respondents were in favour. The only comment was that they should be disposed of so new units can be built.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. Job creation was also mentioned.

Most responses were in favour of market housing for professionals coming to the community if the staffing needs of the community support it.

**Homeownership** - There was a lot of support for homeownership programs with respondents in favour of a rent-to-own program, a down payment assistance program and also in favour of a Public Housing purchase initiative to help potential homeowners so they can own a home. Of the other homeownership options offered, volunteer (in-kind) labour was the most popular followed by tiny houses and the sale of home material packages. There was a call to bring back a program like the old Homeowner Access Program (HAP) and to change the current homeownership program. Over 80% of respondents believed that education was key to being a successful homeowner.

11 respondents indicated that regular maintenance is required on their home, with 12 people indicating that both minor and major repairs are required are needed.

Final comments asked for a change to homeowner repair programs with the only suggestion for a change to the programs being to let the homeowner choose the contractor. There was a call to bring the Homeowner Access Program (HAP) back and that homeownership purchase should not be dependent on income levels.

# Fort Smith

## Community Statistics – Village of Fort Simpson

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	1209	63	89	75	146	354	303	179	\$50,208

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
485	18.8%	1.4%	8.2%	11.8%
Households	91	7	40	57

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 91 units

- Approved Allocation - 92
- Vacant – 9
  - Ready for occupancy – 1
  - Vacant – Repairs in progress – 2
  - Vacant – Repairs required – 6
  - Surplus -0
- Seniors Designated Units – 19
- Public Housing Units Occupied by Seniors – 29
- Waiting Lists

### Affordable Housing – 29 units

- Homeownership Programs – 17
- Market – 12 (2017-18)
- Vacant – 1 Homeownership unit
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	19	6	3

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	6	5	78	89
Affordable Housing	0	0	2	17	19

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	Total
78	52	30	61	18	21	4	264

# Fort Smith

## Survey Results

47 surveys completed with no respondents indicating that they were staying in a shelter, outside or with family as they had no home of their own. 39 people who completed the survey were employed. 28 of these works for the GNWT, with a further three working for the Local Housing Organization and three working for the aboriginal government.

**Community Needs** – 20 respondents believed that housing conditions were the same or better over the last four years. Many comments focused on the lack of affordable units to rent and that with the copayment on homeownership repair programs many people could not afford to have their homes repaired. 19 respondents believed that the NWT HC has done either the same as previously or better than previously. It was commented that the programs need to change to reflect the needs of the community and these changes need to be communicated to everyone. Need a greater focus on moving people towards homeownership.

**Support for Aboriginal Governments and Cultural Housing-** This community stated homeownership programs was their priority: homeownership purchase and repair programs together with a rent-to-own program. 30 respondents wanted to see more homelessness support. Families with children were identified as those most in need in Fort Simpson with persons with disabilities and Elders also in need of programs.

31 respondents felt that sharing of knowledge with aboriginal governments along with the provision of incentives to developers was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. While 29 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC programming, the majority of comments were against aboriginal governments taking over the housing portfolio as it was felt that aboriginal governments are not ready for this responsibility.

Of the suggested responses for traditional designs, an open floor plan was the most popular with 30 respondents in favour, with 28 people in favour of adding outbuildings to housing units.

Many respondents felt that providing an energy – retrofit program for homeowners was important followed by an energy rebate program. Education on how to conserve energy was a lower priority for survey respondents to assist residents to use energy-efficient products and to conserve energy as it was seen that Arctic Energy Alliance (AEA) already provides this. Partnering with AEA was suggested.

**Homelessness** – 32 members of the community felt that Housing First (independent housing with supports) would resolve the community's homelessness issue. This was followed by an increase in public housing and a call for an overnight shelter each being supported by 27 people. While many saw an increase in public housing as a solution as

## Fort Smith

Fort Simpson was seen as a gathering place for the homeless from outlying communities, wrap around supports provided by all social envelope departments providing assistance with jobs, addictions, mental health supports etc. were seen as essential. Tiny houses were suggested. It was recommended that the homeless be involved in providing solutions to their situation.

38 people felt that supportive housing would be beneficial with 31 respondents feeling that the aboriginal governments should be supported to develop units through a supportive housing building.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and to dispose of/sell public housing units to build in a multi-plex apartment style design. 23 respondents were also in favour of public housing tenants paying for utilities. It was recommended that surplus housing units be renovated to remain as housing or a warming shelter for those who need it.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling along with a life skills course.

While responses were in favour of market housing for professionals coming to the community, there were questions around how the rates are determined and that there should be units available for purchase in the community so people do not have to rent on an ongoing basis. There was only one comment that market housing should be left to private developers.

**Homeownership** – Respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, tiny houses was the most popular suggestion supported by 31 respondents with the sale of home packages and volunteer (in-kind) labour also being supported. All respondents believed that education was key to being a successful homeowner with a recommendation that these courses be taught in secondary school or be offered by Aurora College.

33 respondents indicated that regular maintenance is needed on their home with 26 people indicating that minor repairs are required and 25 people indicating that major repairs are required. It was recommended that the copayment be eliminated for low-mid income families and seniors.

## **Fort Smith**

Final comments asked for the removal of land tenure and copayment for NWTCH Programs. There were also comments on the rent scale for public housing and availability of public housing units.

# Fort Smith

## Community Statistics – Town of Fort Smith

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	2451	150	223	182	347	644	514	391	\$57,441

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
924	17.3%	2.5%	8.1%	11.4%
Households	160	23	75	105

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 142 units

- Approved Allocation - 151
- Vacant – 10
  - Ready for occupancy – 4
  - Vacant – Repairs in progress – 1
  - Vacant – Repairs required – 4
  - Surplus- 2
- Seniors Designated Units – 43
- Public Housing Units Occupied by Seniors – 48
- Waiting Lists

### Affordable Housing – 20

- Homeownership Programs – 13
  - Market - 7
  - Vacant – 0
  - Surplus - 0

	1 Bedroom /Bachelor	2 Bedroom	3 Bedroom+
Public Housing	26	7	3

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	20	120	141
Affordable Housing	0	0	1	15	16

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
81	87	17	10	40	16	11	262

## Survey Results

## Fort Smith

90 surveys completed with 6 people stating they were staying in a shelter, outside or with family as they had no home of their own. 80% of people who completed the survey were employed with 34 of these respondents employed by the GNWT and 11 by private companies.

**Community Needs** – 55% of respondents believed that housing conditions were the same or better over the last four years. Availability of affordable rental options both for public housing and market rentals was the main concern. 60% of respondents believed that the NWT HC has done either the same as previously as or better than previously. Communication of programs and how to deal with arrears to get back into public housing are the issues put forward by most respondents. One comment stated that the NWT HC is doing the best it can within the policies and parameters they are working within.

**Support for Aboriginal Governments and Cultural Housing-** This community stated that the public housing program (83%) closely followed by a rent-to-own program (76%) program was their priority for housing programs for which the community has the most need. There were comments that with the two homeless shelters in the community, homelessness was not an issue and was one of the lowest supported options at 68%. Families with children were identified as those most in need in Fort Smith (92%) with Elders and persons with disabilities (both at 82%) also identified as being in need of programs.

While 88% of respondents felt that sharing of knowledge with aboriginal governments was essential and 67% felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming, one of the comments stated that the Local Housing Authority Board should not have seats designated to specific aboriginal groups.

There was very little support by respondents for the traditional design suggestions made with comments calling for small, simple units.

In excess of 85% of respondents felt that all energy – efficient options offered, education on how to conserve energy, an energy – retrofit program for homeowners and a utility rebate program were all vital to helping residents use energy efficient products and conserve energy.

**Homelessness** – 73% of the community felt that an increase in public housing units, potential through tiny single units, or Housing First units (independent housing with supports) would help resolve the community's homelessness issue. Only 68% of respondents called for an overnight shelter. However, in previous comments people had stated that Fort Smith already has a men's shelter and a Victim of Family Violence shelter but it was noted that homeless youth do not have a place to go. Many respondents called for wrap around supports such as addiction and mental health counselling in conjunction with education and jobs as essential to helping homeless individuals. There were

## Fort Smith

comments that these types of supports are not the within the NWT HC mandate and other comments that staff should receive training in trauma informed service provision.

57 respondents felt that supportive housing would be beneficial in bringing down the number of homeless individuals throughout the NWT and that the aboriginal governments should be supported to develop a supportive housing building.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and that the NWT HC dispose of/sell public housing units to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to remain as housing, a daycare or a warming shelter for those who need it.

Respondents were in favour of all courses listed in the survey: budgeting, home maintenance, home purchase and credit counselling. Additional supports were recommended for those dealing with trauma.

There were suggestions put forward that people should be allowed to maintain their own public housing units if they wish by being given paint and supplies to complete minor repairs, change furnace filters, etc.

While responses were generally in favour of energy efficient market housing for professionals coming to Fort Smith, some felt that an investment in public housing would be more beneficial for the community.

**Homeownership** – The majority of respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own (92%), down payment assistance (80%) and Public Housing purchase initiative (82%) as long as the education was provided along with the programs so that purchasers were aware of the responsibilities that come with homeownership. Of the other homeownership options offered had low support with the most popular option being volunteer (in-kind) labour at 62%. Fort Smith is the only community outside of Yellowknife with a housing cooperative, yet only 60% of respondents believed that this was a homeownership option for consideration. All respondents believed that education was vital to being a successful homeowner.

43 respondents indicated that preventative maintenance was needed on their home with 40 people indicating that minor repairs are needed and 38 people requiring major repairs. Comments focused on the lack of qualified contractors to complete homeowner repairs and that work should not be given to the lowest bidder.

# Fort Smith

In addition to comments around contracting, final comments called for more public housing.

# Gameti

## Community Statistics – Community Government of Gameti

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	271	20	28	24	48	76	34	41	\$33,675

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
69	49.3%	14.5%	36.2%	15.9%
Households	34	10	25	11

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 17 units

- Approved Allocation - 21
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 0
- Seniors Designated Units – 4
- Public Housing Units Occupied by Seniors – 5
- Waiting Lists

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	3	3	0

### Affordable Housing – 11

- Homeownership Programs – 4
- Market - 7
- Vacant – 1 Market Housing unit and 3 homeownership program units
- Surplus - 0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	2	15	17
Affordable Housing	0	1	2	9	12

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
50	15	1	0	4	1	0	80

# Gameti

## Survey Results

16 surveys completed with three people stating they were staying in a shelter, outside or with family as they had no home of their own. Seven people who completed the survey were employed with three of these being for the local community government.

**Community Needs** – 12 respondents believed that housing conditions were the same or better over the last four years with appreciation for the opening of the Local Housing Organization office in Gameti. 11 respondents believed that the NWTHC has done either the same as previously as or better than previously with requests for the District office make more trips to the community.

**Support for Aboriginal Governments and Cultural Housing-** This community stated that the public housing program was their priority for programs needed most in the community. There was also interest in the homeowner programs listed: rent-to-own, homeownership repair and purchase programs. Families with children were identified as those most in need in Gameti with couples also in need of programs. It should be noted that there is no one on the three bedroom waiting list for public housing. There were no comments offered on this section of the survey.

15 of respondents felt that sharing of knowledge with aboriginal governments was essential to the NWTHC supporting Aboriginal governments in meeting their goals for providing social housing. 13 people felt that the aboriginal governments could enter into operating agreements to manage current NWTHC Programming or incentives could be provided to developers.

While there were no individual statements as to what community residents would like to see added to the design of housing units, only larger home designs for multi-generational families (14) and open floor plans (13) had support out of the suggestions offered.

All respondents felt that all suggestions offered to assist residents to use energy-efficient products and to conserve energy, education on how to conserve energy, a utility rebate program an energy – retrofit program for homeowners were important.

**Homelessness** – 15 respondents from the community felt that an increase in public housing units would help resolve the community's homelessness issue. Housing First, an independent housing with supports, was also seen as a model that may work in the community 14 people in favour of both it and more shelters with a call for more community government level involvement in assisting the homeless in the community. All supports suggested in the survey were seen as essential as it is felt that the social issues need to be addressed.

Only nine respondents felt that supportive housing would be beneficial and that the aboriginal government should be supported in developing units.

# Gameti

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing rental costs to public housing tenants or decreasing the number of public housing units, it was felt that market rental rates could be raised (11) and that public housing tenants could pay for utilities (11). It was also recommended that housing units be made more energy efficient and to dispose of/sell public housing units to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to remain as housing. Comments provided called for more public housing in the community.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

Respondents to the survey felt that since market housing came to the community, public housing numbers have decreased, however, on April 1, 2012 there were only 16 public housing units in the community which is one less than currently. With only three comments offered, they would like to see rents raised in market housing so tenants pay full utility costs and vacant units be converted to public housing.

**Homeownership** – Respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, tiny houses, the sale of material packages and volunteer (in-kind) labour all had the support of 80% of respondents. All respondents believed that education was important to being a successful homeowner with slightly less support for credit counselling. Respondents asked that the copayment and insurance requirements for homeownership repair programs be eliminated.

12 respondents indicated that repairs are needed on their home whether the category is regular maintenance, minor or major repairs.

The only final comment given was request for the District Office to make more trips to the community.

# Hay River

## Community Statistics – Town of Hay River

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	3728	207	279	251	522	1015	859	595	\$59,483

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
1,405	8.3%	0.8%	2.4%	6.3%
Households	117	11	24	88

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 162 units

- Approved Allocation - 162
- Vacant -13
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 9
  - Vacant – Repairs required – 2
  - Surplus - 7
- Seniors Designated Units – 43
- Public Housing Units Occupied by Seniors – 69
- Waiting Lists

### Affordable Housing – 20

- Homeownership Programs – 20
  - Market - 0
  - Vacant – 1 Homeownership unit
  - Surplus - 1

	1 Bedroom/ Bachelor	2 Bedroom	3 Bedroom+
Public Housing	48	22	8

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	2	7	71	71	156
Affordable Housing	0	0	11	10	21

\*UCRs may include offices and warehouses

## Homeownership programs - 2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
58	93	27	12	27	35	12	264

# Hay River

## Survey Results

169 surveys completed with nine people indicating that they were staying in a shelter, outside or with family as they had no home of their own. 73% of people who completed the survey were employed with five self-identified retired persons. 43 people work for the GNWT with an additional 39 working private companies and 11 owning their own business.

**Community Needs** – 41 respondents believed that housing conditions were the same or better over the last four years. Availability and affordability of rental housing were the main concerns. Many comments regarding people not wanting to live in the High Rise which contains the majority of rental units in Hay River. There is also a call for accessible housing for seniors whether it is through the public housing program or market rent. With the sale of the Disneyland units people believe that the number of public housing units in Hay River have decreased. In April 1, 2012 there were 168 public housing units in the community after 17 units in Whispering Willows had been converted to public housing so after a significant increase in public housing units, there has been a slight decrease to reach the approved allocation for the community.

80 respondents believed that the NWT HC has done either the same as previously as or better than previously. Availability and affordability of rental housing, along with accessible housing for seniors were once again the main concerns. More information on the programs offered by the NWT HC was requested through improved communications.

**Support for Aboriginal Governments and Cultural Housing-** All of the housing options presented in the survey were highly supported by the survey recipients. This community stated that the public housing program (102) closely followed by a homeownership repair program at (98) was their priority. Homelessness supports and market rental housing with 88 people in favour of each option was given the least support. Survey respondents identified families with children and Elders at 93% in favour closely followed by people with disabilities at 87% as those with the most need of housing supports in Hay River.

88% of respondents felt that sharing of knowledge with aboriginal governments was essential for the NWT HC to provide support to Aboriginal governments in meeting their goals for providing social housing. While 74% felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming, there were cautions that this has not worked in the past and capacity would need to be developed with ongoing training and support.

There was very limited support provided for the suggestions for traditional features to be included into housing designs with the most popular suggestion being gathering spaces with 67 people supporting this option. While there were some suggestions for fencing, tiny homes and bungalow houses for seniors, there was no consistent theme for design features. Some comments stated that additional features should not be added to public housing.

# Hay River

Many respondents felt that providing an energy – retrofit program for homeowners was important (92%) with education on how to conserve energy being a priority for 87% of respondents in assisting residents to use energy-efficient products and to conserve energy. A utility rebate program was the supported option with 93 respondents in favour of it. 25% felt that the Arctic Energy Alliance(AEA) already provide much of these incentives and have education programs developed so it was suggested that the NWT HC partner with AEA in this regard.

**Homelessness** – 100 people from the community felt that an overnight shelter would be the most important step to resolving the community’s homelessness issue. A Housing First (independent housing with supports) approach properly funded with a liaison worker for the homeless was also recommended (95 people). It was acknowledged that Hay River contains a Victim of Family Violence shelter (women’s shelter) so many comments focused on the need for a shelter for men or youth that would be open throughout the day.

113 people felt that supportive housing would be beneficial as homeless individuals are generally coping with different issues and need not only housing but support for issues such as mental health and addiction. In fact, all supports listed in the survey were widely supported with an interdepartmental approach and partnership with community leaders. It was suggested that an existing building in the community may work in this capacity.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and to dispose of/sell public housing to build in a multi-plex apartment style design. With the sale of the Disneyland Units, the community feels that the overall number of public housing units in the community has decreased as the building of Whispering Willows Seniors apartments which offset overall number of public housing units has not been considered. There was a call to ensure that rents are assessed properly for all tenants and that collection of rents is done promptly.

It was recommended that surplus housing units be renovated to remain as housing or be used as a warming shelter or soup kitchen for those who need it. There were also recommendations that they be used for other community programming use such as a youth centre.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. Life skills and employment related training was also recommended.

# Hay River

Some responses were in favour of market housing for professionals coming to the community so there is affordable safe housing for all. It was felt that the market housing units should be constructed locally.

**Homeownership** - Approximately 85 respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, and Public Housing purchase initiative. Of the other homeownership options offered, the sale of material packages and volunteer (in-kind) labour were both thought to be important by 72% of respondents. There were several comments on the topic of tiny homes with some in favour and other comments stating that with the construction standards required to withstand northern conditions, they are not practical. All respondents believed that education was key to being a successful homeowner and that this type of education should be included in the school system.

Comments around homeownership put forward concerns that the low income levels required to be approved for the current homeownership program does not allow for shelter costs and maintenance costs for a person to be a successful homeowner. There were comments around land tenure requirements and conventional financing through the financial institutions.

68 respondents indicated that preventative maintenance was needed on their home with 53 needing minor repairs and 60 requiring major repairs. Comments focused on the lack of qualified contractors to complete homeowner repairs especially for seniors. It was suggested that the Local Housing Organization could hire more tradespersons and provide assistance to homeowners on a chargeback basis.

Final comments called for more flexibility in programs from the Transitional Rent Supplement program being applied to single rooms in houses to increasing rents in public housing units. LHO and District staff asked to be included in the changes to programs and policies going forward. (NOTE: The South Slave District Director is on the Strategic Renewal Committee and will be able to put forward potential program and policy changes for comments.) There were also requests from seniors who fall outside of the core need income threshold for help for repairs to their current homes and in obtaining a more suitable place to live when they can no longer maintain their family home.

# Inuvik

## Community Statistics – Town of Inuvik

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	3170	301	307	186	403	1013	601	359	\$56,312

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
1,279	14.2%	3.4%	2.8%	11.3%
<b>Households</b>	181	44	36	145

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 240 units

- Approved Allocation - 246
- Vacant – 32
  - Ready for occupancy – 4
  - Vacant – Repairs in progress – 2
  - Vacant – Repairs required – 26
  - Surplus - 1
- Seniors Designated Units – 8
- Public Housing Units Occupied by Seniors – 76
- Waiting Lists

### Affordable Housing – 16 units

- Homeownership Programs – 16
- Market - 0
- Vacant – 5 Homeownership units
- Surplus- 0

	1 Bedroom/ Bachelor	2 Bedroom	3 Bedroom+
Public Housing	68	19	8

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	30	65	101	196
Affordable Housing	2	0	2	14	18

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
179	72	6	15	28	21	15	336

## Survey Results

# Inuvik

131 surveys completed with five people stating they were staying in a shelter, outside or with family as they had no home of their own. 99 people who completed the survey were employed with 47 being employed by the GNWT with an additional 16 employed at non-profit organizations and 12 at private companies.

**Community Needs** – 54 respondents believed that housing conditions were the same or better over the last four years. 50% of respondents commented on affordability issues related to the cost of living with increased utility prices, misunderstanding on the public housing rent scale and that they feel with the local economy, that the price of houses for sale is too high. 25% commented on the lack of availability of units, both public housing and in the market.

73 respondents believed that the NWT HC has done either the same as previously as or better than previously. There were calls for more public housing and supportive housing for those who need it, as well as, changes to the homeownership programs and copayment. There were also requests to look at how contracts are awarded as the lowest bids are not necessarily the best for the job.

**Support for Aboriginal Governments and Cultural Housing** - This community stated that the public housing program (89%) followed by a homeless support (89%) was their priority. People requested more supports with transitioning people along the housing continuum from support workers for those who are homeless entering supportive or public housing to assistance with transitioning those in public housing into homeownership. Comments stated that market rentals should be privately run. Families with children and Elders, closely followed by people with disabilities were identified as those most in need in Inuvik. Several comments focused on just housing people no matter what group they fall under with a call for more affordable housing.

89 respondents felt that sharing of knowledge with aboriginal governments was essential for the NWT HC to support Aboriginal governments in meeting their goals for providing social housing. 71 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming. Partnerships between the NWT HC and Aboriginal governments were seen as vital to ensure future success and to build capacity with technical support and oversight.

With only 67 respondents in favour of larger home designs for multi-generational families, there was not a lot of support for the suggestions made in the survey for traditional features being added to the design of housing units. There were cautions on gathering spaces only being put in buildings that have caretakers to monitor and take care of the space such as seniors' buildings.

Many respondents (89) felt that providing energy – retrofit program for homeowners was important with the NWT HC assisting residents to use energy-efficient products and to conserve energy along with education on how to conserve energy being a priority for 83

# Inuvik

residents. It was commented that the NWT HC should ensure that energy efficient appliances are in all NWT HC owned units before making the tenants pay for their own utilities. It was also suggested that the NWT HC work with Arctic Energy Alliance.

**Homelessness** – 74 people from the community felt that Housing First (independent housing with supports) along with an increase in public housing units (71) particularly singles units would resolve the community’s homelessness issue. Several comments focused on that many of the homeless population of Inuvik were unsuccessful public housing tenants previously so it is essential that professional supports be offered for a successful transition along the housing continuum from a shelter to supportive living to public housing can be made by those who are capable of making this transition given the complex issues that many are faced with. An interdepartmental approach with a work program and/or on-the-land activities along with mental health and drug and alcohol counselling was seen as essential.

98 respondents felt that supportive housing would be beneficial and that aboriginal governments should be supported to develop a supportive housing building. It was recommended that a building dedicated to this clientele should include space for funded programming and service delivery through integrated case management.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and dispose of /sell public housing units to build in a multi-plex apartment style design. There were several comments that the NWT HC must ensure that no arrears are accumulated and that a program should be in place to ensure that the program is not abused by actions such as leaving windows open. It was recommended that surplus housing units be demolished in the comments section. Little support was given for any of the options given for these surplus housing units with a warming shelter being supported by 63 respondents and remaining as public housing supported by 62 respondents.

All courses listed in the survey were considered essential for public housing residents: budgeting, home maintenance, home purchase and credit counselling along with a life skills course.

While responses were generally in favour of market housing for professionals coming to the community, it was felt that the rentals should not compete with private landlords and that if income levels for public housing tenants were above the Core Need Income Threshold that the unit should automatically convert to market housing without the need for tenants to move.

# Inuvik

**Homeownership** – The majority of respondents were in favour of the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative as long as a thorough assessment of the applicant’s ability to afford and maintain a home is completed. Of the other homeownership options offered, volunteer (in-kind) labour was the most popular suggestion supported by . Most of the comments focused around tiny houses for singles built to northern standards as a way to improve homeownership programs. All respondents believed that education was key to being a successful homeowner. It was also emphasized in the comments that the long term commitment for homeownership/maintenance needs to be emphasized in the education component. It was suggested that tenants in the Homeownership Entry Level Program should only be able to participate for a limited time when they should be moved to public housing with tenants over the Core Need Income Threshold currently residing in public housing moved to this program.

67 respondents indicated that preventative maintenance was needed on their home with 59 needing minor repairs and 55 requiring major repairs. There were requests for home maintenance courses for homeowners. It was requested that homeownership clients be more involved in the specs for homeownership repairs programs and the selection of the contractor.

Final comments requested that the Homelessness Assistance Fund takes responsibility for arrears away from tenants if it is used to cover public housing arrears. Throughout the survey, there were requests to move people along the continuum based on their individual circumstances i.e. increase in income levels and that more support should be provided to those moving along the housing continuum.

# Jean Marie River

## Community Statistics – Designated Authority of Jean Marie River

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	84								N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
23	26.1%	13%	13%	4.3%
Households	6	3	3	1

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 3 units

- Approved Allocation - 3
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 0
- Waiting Lists

### Affordable Housing – 2 units

- Homeownership Programs – 2
- Market - 0
- Vacant – 1 Homeownership unit
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	2	1	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	0	3	3
Affordable Housing	0	0	0	2	2

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
12	9	3	9	1	1	0	35

## Survey Results

# Jean Marie River

6 surveys completed with one respondent staying in a shelter, outside or with family as they had no home of their own. Five of the six people who completed the survey were employed with the other listing their employment as seasonal. Two people work for the GNWT with two others working for the Local Community Government. There were very few comments made by those completing the survey so very difficult to report on comments or suggestions to improve housing in the NWT but report focuses on responses to the questions asked.

**Community Needs** – Three of the respondents believed that housing conditions were the same over the last four years with comments around the vacant market housing unit in the community which has never been rented. Two of the respondents believed that the NWT HC is doing okay with comments focused around the need for more communication and consultation with the community with further comments around the vacant NWT HC unit in the community.

**Support for Aboriginal Governments and Cultural Housing** - All programs suggested with the exception of market housing was requested for the community: homelessness support, public housing, rent-to-own and homeownership repair and purchase. Elders and persons with disabilities, as well as families with children, had the majority of support from respondents as those most in need in Jean Marie River. There are no applicants on the three bedroom waiting list.

Five people felt that the aboriginal governments entering into operating agreements to manage current NWT HC Programming was the best way that the NWT HC could support Aboriginal governments in meeting their goals for providing social housing. Four respondents felt that sharing of knowledge with aboriginal governments, selling NWT HC units to aboriginal governments and providing incentives to developers was essential.

Respondents were in favour of larger homes for multi-generational families, outbuildings and workspaces for crafts/butchering. There were no comments on any other design features.

Many respondents felt all options provided, energy – retrofit program for homeowners, education on how to conserve energy and a utility rebate program are important to assist residents to use energy-efficient products and to conserve energy. There was a comment that Arctic Energy Alliance ensures that people are knowledgeable about energy consumption.

**Homelessness** – Five respondents felt that an increase in public housing units and an overnight shelter would resolve the community's homelessness issue. Housing First was supported by four of the respondents with four respondents also supporting the wrap around supports suggested.

## Jean Marie River

Four of the six respondents felt that supportive housing would be beneficial with all respondents feeling that either market housing units could be used for supportive housing, a supportive housing building could be built or the aboriginal government could be supported to develop units through the use of a local community saw mill.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to be used as a warming shelter or soup kitchen for those who need it or to be used as a daycare (100%).

All courses listed in the survey were considered essential for public housing tenants: budgeting, home maintenance, home purchase and credit counselling. It was asked that the NWT HC work closely with the community on changes to public housing.

In response to comments or solutions around market housing, a change to rental rate was suggested and to ensure that a damage deposit was collected. A damage deposit is currently is part of the program.

**Homeownership** - 100% of respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, all were 100% in favour of the ideas offered except for cooperatives for which only three respondents believed should be considered. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner.

Five respondents indicated that preventative maintenance was needed on their home with four indicating that minor repairs were required and three households requiring major repairs.

The only final suggestion given that had not already been stated in the question on market housing was that there should not be any market rentals in the community.

# Kakisa

## Community Statistics – Designated Authority of Kakisa

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2009	52								N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
16	31.3%	0%	5%	6.3%
<b>Households</b>	5	0	31.3	1

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 0 units

- Approved Allocation - 3
- Vacant – 0
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 0
  - Surplus – 1
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 0
- Waiting Lists

### Affordable Housing – 4 units

- Homeownership Programs – 4
- Market - 0
- Vacant – 2 Homeownership units
- Surplus- 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	0	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	0	0	0
Affordable Housing	2	0	1	1	4

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
17	8	1	4	3	3	0	36

# Kakisa

## Survey Results

Ten surveys were completed with two respondents staying in a shelter, outside or with family as they had no home of their own. Five of people who completed the survey were employed with three of these respondents employed by the local community government.

**Community Needs** – Seven of the respondents believed that housing conditions were the same or better over the last four years with a comment on the cost of the NWTCH rental units. There has also been shifting in the units that have not been addressed. Five of the respondents believed that the NWTCH has done either the same as previously or better than previously. Respondents asked for more visits to the community by NWTCH staff and easier after hours contact.

**Support for Aboriginal Governments and Cultural Housing-** Respondents stated that the public housing program, homeownership repair and purchase programs, as well as, a rent-to-own program were very important with full support from this community. Families with children were identified as those most in need in Kakisa (100%) with couples and Elders also in need of programs. One comment requested an Elders facility in the community.

100% of respondents felt that sharing of knowledge with aboriginal governments was essential to the NWTCH supporting Aboriginal Governments in meeting their goals for providing social housing. Eight people felt that the NWTCH could sell units to aboriginal governments but there was a comment requesting that this not be done at market prices as they are built on Band Land. Seven people felt that the aboriginal governments could enter into operating agreements to manage current NWTCH Programming.

Respondents were 100% in favour of the traditional design suggestions offered.

All respondents felt that providing an energy – retrofit program for homeowners along with a utility rebate program would help residents use energy efficient products and to conserve energy. 73% were in favour of an education on how to conserve energy. A house to house inspection was requested.

**Homelessness** – Nine respondents felt that an overnight shelter and/or public housing would resolve the community's homelessness issue. Seven respondents felt that Housing First with wrap around supports would provide a solution. All suggested wrap around supports were seen as essential along with jobs. There were no suggestions made as to how the community can assist their homeless members but a worry of suicide in the community was mentioned.

Seven respondents felt that supportive housing would be beneficial along with support for the aboriginal governments to develop units or through a supportive housing building being built. There were no comments on supportive housing.

# Kakisa

**Rental Housing** - With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and to dispose of/sell public housing units to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to remain as housing or a soup kitchen a day care. There was a comment that surplus units should be sold at fair prices. There were no further comments around public housing.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

The only comment provided on market housing for professionals was that they should be sold at fair market prices.

**Homeownership** – All respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, only tiny houses and volunteer (in-kind) labour were supported. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner with 100% support being given.

Three respondents indicated that regular maintenance is required on their home, five indicated that minor repairs are required, while seven indicated that major repairs are needed. No further comments or solutions around home repair were given.

In the final comments, respondents requested more visits to the community by NWT HC staff to enable staff to become more knowledgeable about the community, along with changes to the programs to make it easier for seniors to obtain home renovations and for families to qualify to occupy the vacant NWT HC houses in the community.

# Katloodeeche First Nation

## Community Statistics – Katloodeeche First Nation

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	331	19	24	21	58	93	57	59	N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
86	39.5%	9.3%	26.7%	30.2%
Households	34	8	23	26

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 10 units

- Approved Allocation – 10
- Vacant – 7
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 6 units
  - Vacant – Repairs required – 0
  - Surplus- 0
- Seniors Designated Units – 10
- Public Housing Units Occupied by Seniors – N/A
- Waiting Lists

### Affordable Housing – 14 units

- Assisted Living - 2
- Homeownership Programs – 12
- Market - 0
- Vacant – 6 Homeownership Program
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	0	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	5	1	4	0	10
Affordable Housing	0	1	2	4	7

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
19	30	4	8	9	0	1	71

# Katlodeeche First Nation

## Survey Results

36 surveys completed with 15 respondents indicating that they were staying in a shelter, outside or with family as they had no home of their own. 50% of people who completed the survey were employed. Of the respondents who completed their employment information three people were employed by the aboriginal government with three employed by the GNWT and three by private companies.

**Community Needs** – Only three respondents believed that housing conditions were the same or better over the last four years with 25 believing that conditions are much worse. Comments focused on overcrowding and the unavailability of units on the Reserve. There were comments around the vacant NWTHC units on the Reserve and the need to work with the Federal Government. 15 respondents believed that the NWTHC has done either the same as previously as or better than previously. There were calls for changes to the NWTHC programs to enable people to access housing programs.

**Support for Aboriginal Governments and Cultural Housing-** The respondents from this community stated that homelessness supports (31 in support) closely followed by the public housing program (30 in support) was their priority. 27 respondents believed that homeownership repair and rent-to-own were the programs most needed by this community. Families with children were identified as those most in need on the KFN (33 respondents) with Elders (26) also in need of programs.

26 respondents felt that sharing of knowledge with aboriginal governments was essential to NWTHC supporting Aboriginal governments in meeting their goals for providing social housing. 23 felt that the sale of NWTHC units to the Aboriginal government would assist the Aboriginal Government in meeting their goals for providing social housing.

Support was shown for larger house designs for multi-generational families by 29 people as well as open floor plans being supported by 26 respondents and outbuildings by 23 people. The only comment provided on house designs was that outbuildings should be allowed on mortgaged properties. It should be noted that homeowners can build outbuildings on their property if they wish.

All respondents felt that the options offered to encourage residents to use energy- efficient products and to conserve energy were important: providing an energy – retrofit program for homeowners, a utility rebate program along with education on how to conserve energy. A community workshop was recommended.

**Homelessness** – 25 respondents in the community felt that an overnight shelter would resolve the community's homelessness issue. 17 felt that more public housing would help

# Katlodeeche First Nation

while 23 felt that Housing First model (independent housing with supports) was important. Wrap around supports such as mental health counselling and career development and training were considered to be very important for success in public housing. Other supports such as addictions counselling, peer support and physical health were also considered to be important.

29 people felt that supportive housing would be beneficial with 30 of respondents believing that a supportive housing building should be built or the aboriginal government should be supported in developing units.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended by 29 people that housing units be made more energy efficient. It was recommended that surplus housing units be renovated to be used as a soup kitchen or a warming shelter for those who need it.

All courses listed in the survey were considered essential for public housing tenants to move towards living independently: budgeting, home maintenance, home purchase and credit counselling.

The only comments given in the market housing section were that they should be affordable to purchase.

**Homeownership** – Respondents were in favour of the potential programs suggested to help potential homeowners so they can own a home: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, 25 of respondents were in favour of tiny houses with 24 respondents believing that volunteer (in-kind) labour was important. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner. It was stated that a previous training program in conjunction with Diamond Jenness Secondary School that built Elders homes as part of the school trades program should be brought back.

Nine of the respondents indicated that preventative maintenance was needed on their home with 10 people needing minor repairs and 26 stating that their home requires major repairs.

Final comments stated that without Federal funding for public housing programs there will be a rise in homelessness with seniors, singles and families. There was also a call for a youth homeless shelter and a general call for assistance for the homeless as there are many in this community due to overcrowded conditions compounded by many vacant houses owned by the NWT HC on the Reserve.

# Lutselk'e

## Community Statistics – Designated Authority of Lutsel K'e

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	327	21	18	21	49	110	71	37	N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
109	30.3%	0%	19.3%	11.9%
Households	33	0	21	13

\*From NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 43 units

- Approved Allocation - 43
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 1
- Seniors Designated Units – 6
- Public Housing Units Occupied by Seniors – 11
- Waiting Lists

### Affordable Housing – 22 units

- Homeownership Programs – 6
- Market – 16
- Vacant – 1 Homeownership unit and 7 housing units
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	6	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	13	30	44
Affordable Housing	1	1	4	17	23

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
62	10	7	0	6	14	0	99

# Lutselk'e

# Lutselk'e

## Survey Results

23 surveys completed with 2 people stating they were staying in a shelter, outside or with family as they had no home of their own. 13 people who completed the survey were employed with the employers evenly distributed with four people working for the GNWT, four for the Aboriginal Government and four for private companies.

**Community Needs** – 13 respondents believed that housing conditions were the same or better over the last four years. Most comments focused on the difficulty in obtaining maintenance on private units due to land and insurance issues as well as the availability of public housing units. Eight respondents believed that the NWT HC has done either the same as previously as or better than previously. Comments varied from rent being too high, that there are vacant market rental units in the community and that units were poorly built without proper maintenance.

**Support for Aboriginal Governments and Cultural Housing** – Twenty respondents from this community stated that the homelessness supports were needed the most in Lutsel k'e, closely followed by a need for homeownership programs: Homeownership repair (18), homeownership purchase (17) and rent-to-own (16). Families with children and single people were identified as those most in need in Lutsel K'e (19 people supported these groups) with couples and Elders (17) also in need of programs.

Respondents felt that the NWT HC could best support Aboriginal Governments in meeting their goals for providing social housing by sharing of knowledge with aboriginal governments was essential and by selling NWT HC units to Aboriginal governments. Each option had 19 respondents believing these options were important. 17 respondents felt that incentives should be provided to private developers with 15 believing that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming.

Respondents were in favour of all design suggestions made with additional comments requesting that woodstoves be added to all homes along with drying racks for meat.

All respondents felt that the options offered to encourage residents to use energy- efficient products and to conserve energy were important: providing energy – retrofit program for homeowners, a utility rebate program along with education on how to conserve energy.

**Homelessness** – Respondents from Lutsel k'e felt that all suggestions put forward to help community members who are homeless were very important: an increase in public housing units, an overnight shelter and Housing First (independent housing with supports). Many responses on what the community can do to assist their homeless members focused on building them smaller, single units. While the wrap around supports suggested were felt to be important, there was a comment that these supports will only work if an individual plan is developed for each person to determine what assistance is needed and that access to housing should not be dependent on this.

## Lutselk'e

18 people felt that supportive housing would be beneficial along with support for community governments to develop units or developed through a supportive housing building. It was also suggested that vacant public housing units in the community be used to house the homeless.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient. It was recommended that surplus housing units be renovated to remain as housing or a daycare with full support from all respondents for each option. Comments on this question stated that the units should be sold to community members.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. Job training was also mentioned.

While some responses were in favour of market housing for professionals coming to the community, comments focused on the rental rates for the market housing units.

**Homeownership** - All respondents were in favour of the potential homeownership programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, volunteer (in-kind) labour was the most popular with tiny houses and the sale of material packages also considered to be viable options. People in Lutsel K'e have trouble accessing conventional mortgage financing due to land tenure issues with much of the community located on Indian Affairs Branch lands so financing through the NWT HC appeals to people. All respondents believed that education was key to being a successful homeowner.

13 respondents indicated that regular maintenance is required on their home, 14 indicated that minor repairs are required, while 13 people indicated that major repairs are needed. Comments focused on the lack of available contractors in the community and local training programs were requested.

Final comments requested more of the educational programs and job training to take place in the community.

# Nahanni Butte

## Community Statistics – Designated Authority of Nahanni Butte

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	92								N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
37	24.3%	0%	18.9%	2.7%
<b>Households</b>	9	0	7	1

\*From NWT Bureau of Statistics

## NWTHC Assets – April 1, 2017

### Public Housing – 1 units

- Approved Allocation - 2
- Vacant – 0
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 0
  - Surplus - 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 0
- Waiting Lists

### Affordable Housing – 3 units

- Homeownership Programs – 3
- Market - 0
- Vacant – 2 Homeownership units
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	0	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	0	1	1
Affordable Housing	0	1	0	2	3

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
35	14	6	24	9	1	0	89

## Survey Results

## Nahanni Butte

Ten surveys completed with two respondents stating they were staying with relative as they had no home of their own. Seven people who completed the survey were employed with two employed by the local community government.

**Community Needs** – Five respondents believed that housing conditions were the same over the last four years. The main concern was a shortage of houses in the community with people living with relatives as there were no homes available to move into. Seven respondents believed that the NWT HC has done an okay job with comments again focused on the lack of units in the community. There were very few further comments made throughout the survey. This made it difficult to determine true community level needs for housing with analysis based almost solely on the survey questions.

**Support for Aboriginal Governments and Cultural Housing-** This community stated that the public housing program together with a rent-to-own program (both supported by seven respondents) was their priority for programs. There was some support shown for the other options given: homelessness supports, homeownership repair and purchase and market rentals. All demographics suggested were considered to be equally in need of programs.

Eight respondents felt that sharing of knowledge with aboriginal governments was essential for the NWT HC to support Aboriginal governments in meeting their goals for providing social housing. Seven felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming.

While there were no individual statements as to what community residents would like to see added to the design of housing units, but larger home designs for multi-generational families was favoured by eight of the respondents with both open floor plans and outbuildings supported by six people.

Many respondents felt that the suggestions offered to encourage residents to use energy-efficient products and to conserve energy were important: education on how to conserve energy (8), providing a utility rebate program (7) and providing an energy – retrofit program for homeowners (6). There were no other suggestions offered.

**Homelessness** – Eight respondents felt that Housing First model (independent housing with supports would work best for their community. Six felt that an overnight shelter was important while four believed that the number of public housing units should be increased to help resolve the community's homelessness issue. There were comments requesting more public housing or a shelter. Consistently for all options presented, 80% of respondents felt that all wrap around supports suggested were important. No further ideas around supports were offered.

Eight people felt that supportive housing would be beneficial and that the Aboriginal government should be supported to develop units.

# Nahanni Butte

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and that public housing units should be sold to build in a multi-plex apartment style design. The only suggestions supported for surplus housing units was that they should be renovated to remain as housing or made into a warming shelter.

All courses listed in the survey were considered essential for public housing tenants moving towards home ownership with home maintenance, and home purchase considered more important than budgeting and credit counselling. It was suggested that locals could be used for minor maintenance on NWT HC owned units.

Responses were in favour of market housing for professionals coming to the community with more houses requested.

**Homeownership** - Eight respondents were in favour of the rent-to-own program with seven people in favour of the down payment assistance program. Of the other homeownership options offered, seven respondents believed that volunteer (in-kind) labour would be an important program. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner.

Eight respondents indicated that repairs are needed on their home whether the category is regular maintenance or minor or major repairs.

The only final comments requested more community input, annually and that vacant units be fixed up so people could be housed.

# Norman Wells

## Community Statistics – Town of Norman Wells

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	803	35	70	50	100	267	184	97	\$101,280

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
304	9.2%	1.3%	5.3%	5.3%
Households	28	4	16	16

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 33 units

- Approved Allocation - 35
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus - 1
- Seniors Designated Units – 2
- Public Housing Units Occupied by Seniors – 15
- Waiting Lists

### Affordable Housing – 35 units

- Homeownership Programs – 5
- Market - 30
- Vacant – 5 Market Housing units
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	4	2	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	10	22	33
Affordable Housing	0	0	2	33	35

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
2	9	3	2	3	14	4	37

## Survey Results

## Norman Wells

24 surveys completed with one respondent stating they were staying in a shelter, outside or with family as they had no home of their own. 19 people who completed the survey were employed with 13 of these working for the GNWT and three others for private companies.

**Community Needs** – 14 respondents believed that housing conditions were the same or better over the last four years. The main issues mentioned were the availability of affordable housing in the community. 14 respondents believed that the NWT HC has done either the same as previously as or better than previously. Most of the comments focused on the amount of time to repair and reallocate public housing units when they have been vacated.

**Support for Aboriginal Governments and Cultural Housing-** This community stated that the market rental housing (10 people) along with homeownership purchase program and the homeownership repair program along with the public housing program all supported by nine respondents was their priority. Families with children and Elders and single people were identified as those most in need of programs in Norman Wells. Concerns over the oil industry pulling out of the community and what this will do to the local economy and the lack of affordable housing was mentioned.

Only the sharing of knowledge with aboriginal governments was seen as a way for the NWT HC to support Aboriginal governments in meeting their goals for providing social housing. Concerns were again expressed about the future of the economy and funding and training for aboriginal governments to be able to take on a project such as housing.

Outbuildings with the support of 12 people had the highest support from respondents with the design suggestions offered with support for workspaces for crafts/butchery following with ten people favouring this feature. Comments were around mobility friendly seniors housing and culturally diverse homes.

Many respondents felt that the NWT HC can assist residents to use energy-efficient products and to conserve energy by providing an energy – retrofit program for homeowners along with education on how to conserve energy. There was also support for a utility rebate program with a question as to whether this rebate would support conversions and a comment that the NWT HC should work with the Arctic Energy Alliance on these types of programs.

**Homelessness** – Nine respondents to this question felt that Housing First (Independent Housing with supports) would resolve the community's homelessness issue as it was felt that the supports, especially addiction and mental health counselling and job training, need to be in place for a successful tenancy. There was little support for more public housing units and an overnight shelter as a response to homelessness with six people believing these options were important.

## Norman Wells

Only nine respondents felt that supportive housing would be beneficial in Norman Wells and there was not a lot of support for any of the options given in developing supportive housing. Six people believe that market housing could be used for supportive housing.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient. Several comments suggested that a rent-to-own program may help decrease the overall number of units. It was recommended that surplus housing units be renovated to remain as housing but comments suggested that if there are in that poor of a condition to be surplus, then they probably should just be demolished.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling along with a course in life skills. It was suggested that these types of courses should be taught in secondary school.

While some responses were in favour of market housing for professionals coming to the community, concerns were expressed that the price of market housing was too expensive and that there were too many market housing units in the community.

**Homeownership** – The down payment assistance program was the most widely supported suggested program with ten people in support of the program with both the public housing purchase incentive and the rent-to-own program having eight respondents in support of these options. Of the other homeownership options offered, volunteer (in-kind) labour was the most popular with nine people believing it to be an important option. All respondents believed that education was key to being a successful homeowner. It was again suggested that a life skills course should be offered.

11 respondents indicated that preventative maintenance was needed on their home with seven people indicating that minor repairs were required and nine requiring major repairs.

Final comments asked for a separate homeownership program for seniors and a review of people in the (Homeownership Entry Level Program) HELP program to see if they would qualify for homeownership.

# Paulatuk

## Community Statistics – Hamlet of Paulatuk

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	327	32	21	18	60	106	54	36	\$31,738

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
89	32.6%	14.6%	15.7%	4.5%
Households	29	13	14	4

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 57 units

- Approved Allocation - 55
- Vacant – 3
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 3
  - Surplus - 4
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 16
- Waiting Lists

### Affordable Housing – 9 units

- Homeownership Programs – 2
- Market - 7
- Vacant – 0
- Surplus - 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	11	7	1

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	25	32	58
Affordable Housing	1	1	0	8	10

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
1	2	0	2	0	2	0	7

## Survey Results

# Paulatuk

12 surveys completed with all respondents housed. 10 of the people who completed the survey were employed. Five are employed at the Local Housing Authority and three are employed with the GNWT. There were very few comments made by those completing the survey so very difficult to report on comments or suggestions to improve housing in the NWT but report focuses on responses to the questions asked.

**Community Needs** – Five of the respondents believed that housing conditions were the same or better over the last four years. Comments stated that there were not enough available units but that maintenance on NWTHC units has improved. Five respondents believed that the NWTHC has done either the same as previously as or better than previously. Comments focused around listening to tenant concerns.

**Support for Aboriginal Governments and Cultural Housing-** Eight respondents from this community stated that the public housing program along with a homeownership repair program was their priority for NWTHC programs. Families with children were identified as those most in need in Paulatuk with couples and people with disabilities also in need of programs.

Only the sharing of knowledge with aboriginal governments was considered important for the NWTHC to support Aboriginal governments in meeting their goals for providing social housing.

The only suggestion as to what community residents would like to see added to the design of housing units was more bathrooms for larger units, with little support for the design options suggested in the survey.

Approximately half of respondents felt that all ideas presented were important to assist residents to use energy-efficient products and to conserve energy: providing energy – retrofit program for homeowners, education on how to conserve energy and providing a utility rebate program.

**Homelessness** – Six members of the community felt that an increase in public housing units and Housing First (independent housing with supports) would help resolve the community's homelessness issue. Comments focused on additional housing and not a shelter. Paulatuk respondents focused on the NWTHC developing a housing plan, career development and training and a financial management course along with follow up counselling. Wrap around supports such as addiction counselling and mental health were not considered as important with only four and five people supporting these options.

Eight people felt that supportive housing would be beneficial with six respondents feeling that the aboriginal government should be supported to develop a supportive housing building with sufficient funding to run it with necessary supports.

**Rental Housing** - With ever decreasing CMHC funding, the NWTHC put forward various suggestions around increasing funding or decreasing revenues to support the Public

# Paulatuk

Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the amount of public housing units, it was recommended that housing units be made more energy efficient with some support to dispose of public housing units to build in a multi-plex apartment style design. None of the suggested uses for surplus housing was supported with the only comment being that there was no point in putting money into surplus structures.

All courses listed in the survey were given little support with only four community members in support of the courses: budgeting, home maintenance, home purchase and credit counselling.

Almost all of the comments around market housing for professionals coming to the community concerned the cost of market housing units and requested that the rates be lowered.

**Homeownership** – Approximately half of survey respondents were in favour of the potential programs suggested: rent-to-own, down payment assistance and the Public Housing purchase initiative. Of the other homeownership options offered, limited support was given to the options: the sale of material packages, cooperatives and tiny houses had three surveys believing they were an important option to consider with four people in support of volunteer (in-kind) labour. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner with only credit counselling not being well supported. Many of the comments around homeownership from the community of Paulatuk centred around homeownership not being a viable option due to the depreciating nature of the assets in the community and the lack of steady employment making it an unaffordable choice.

Three respondents indicated that preventative maintenance was needed on their home with five people needing minor repairs and four households requiring major repairs. There were comments that there are not enough trained local people to assist with home repairs along with a call for more home maintenance courses.

All final comments had been mentioned throughout the survey previously.

# Sachs Harbour

## Community Statistics - Hamlet of Sachs Harbour

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	117	13	-	-	18	36	27	12	N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
40	30.0%	5%	22.5%	5.0%
<b>Households</b>	12	2	9	2

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 20 units

- Approved Allocation - 23
- Vacant – 2
  - Ready for occupancy – 1
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus - 3
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 5
- Waiting Lists

### Affordable Housing – 5 units

- Homeownership Programs – 0
- Market - 5
- Vacant – 1 Market Housing unit
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	2	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	0	20	21
Affordable Housing	0	0	0	5	5

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
2	2	1	0	1	0	0	6

# Sachs Harbour

## Survey Results

12 surveys completed with one respondent stating they were staying with family as they had no home of their own. All who completed the survey were employed with three employed by the GNWT and two employed by the GNWT, private companies and their own business.

**Community Needs** – No respondents believed that housing conditions were better over the last four years with only one stating they were the same. Availability of housing was the main issue along with the condition of units. Again, no respondents believed that the NWT HC has done either better than previously with only two stating that the Corporation has done an okay job. The majority of comments focused on issues with the Local Housing Authority.

**Support for Aboriginal Governments and Cultural Housing** – Nine people from this community stated that the public housing program followed by homeownership repair and purchase programs supported by six people were their priority. The operating costs for owning and maintaining your own home were cited as major barriers to homeownership. Ten people thought that families with children and followed by eight people believing that singles and couples (7) were those most in need in Sach's Harbour. Availability of public housing units was identified as an issue.

It was felt that the NWT HC could best support Aboriginal governments in meeting their goals for providing social housing by providing incentives to developers followed by the sharing of knowledge with aboriginal governments. Seven respondents also felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming.

Respondents were generally not in favour of suggestions made for traditional features to be added to home designs. While a few comments did support outbuildings for storage, others stated that the NWT HC needed to focus on housing people and not to worry about extra items.

The NWT HC asks residents to use energy-efficient products and to conserve energy. From the suggestions offered in the survey, many respondents felt that education on how to conserve energy or a utility rebate program was a priority for residents.

**Homelessness** – Ten respondents from the community felt that an increase in public housing units would resolve the community's homelessness issue. Six people felt an overnight shelter was the answer. Comments asked the LHO to work closer with those who are falling into arrears so it does not lead to homelessness. There was support from the community for all of the suggested wrap around supports for the homeless.

# Sachs Harbour

Eight respondents felt that supportive housing would be beneficial. Five respondents thought this could be accomplished either a new supportive housing building or converting a vacant market rental unit to supportive housing through the aboriginal government. One comment stated that this was not needed in the community.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and that the NWT HC could dispose of/sell public housing units to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to remain as housing or a childhood development centre. Comments focused on vacant units being donated for community uses.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

Most responses felt that market housing rents are too expensive even for professionals coming to the community due to the high cost of living; others felt that an investment in public housing would be more beneficial for the community.

**Homeownership** – Seven respondents were in favour of all the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative, although there were concerns expressed once again about the high cost of living in the community making homeownership difficult. Of the other homeownership options offered, tiny houses were the most popular suggestion with eight people believing they may work in the community. There were no suggestions offered by the community on how to improve homeownership programs only concerns with the operating costs. All respondents believed that education was key to being a successful homeowner.

Eight people indicated that preventative maintenance was needed on their home with nine respondents requiring minor repairs on their home. Six respondents required major repairs. There was a suggestion that in these small communities, the LHO provide materials to assist homeowners with repairs. More training in home maintenance was also requested.

Final comments again called for better communication with the Local Housing Organization.

# Sambaa K'e

## Community Statistics – Designated Authority of Sambaa K'e

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	106	12	-	13	-	33	18	14	N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
266	35.3%	5.9%	5.9%	23.5%
Households	12	2	2	8

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 2 units

- Approved Allocation - 2
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 1
  - Vacant – Repairs required – 0
  - Surplus – 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 0
- Waiting Lists

### Affordable Housing – 4 units

- Homeownership Programs – 3
- Market - 1
- Vacant – 1 Market Housing unit and 1 homeownership unit
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	0	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	0	2	2
Affordable Housing	0	0	0	4	4

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE – < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
27	10	3	22	9	1	0	72

# Sambaa K'e

## Survey Results

As there were only two surveys completed in Sombaa K'e, with only one respondent answering past the first question, I have reviewed for suggestions only. A question by question breakdown was not completed.

- More communication was requested.
- Comments were made around supportive housing: that it should be available for women who are the victims of family violence as they sometimes do not have the supports or education to help themselves.
- The only other comment was that market housing rates are too expensive.

## Community Statistics – Charter Community of Tsiigehtchic

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	178	18	17	18	28	41	31	25	\$35,045

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
57	31.6%	10.5%	24.6%	3.5%
Households	18	6	14	2

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 23 units

- Approved Allocation - 23
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 5
- Waiting Lists

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	0	0	0

### Affordable Housing – 4

- Homeownership Programs – 2
- Market - 2
- Vacant – 1 Market Housing unit
- Surplus – 0

# Sambaa K'e

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	0	22	23
Affordable Housing	0	0	0	4	4

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
42	16	1	5	5	3	0	72

## Survey Results

25 surveys completed with 3 people stating they were staying in a shelter, outside or with family as they had no home of their own. 10 people who completed the survey were employed. 7 work with the local community government.

**Community Needs** – 11 respondents believed that housing conditions were the same or better over the last four years. Availability of housing was the main concern although there is no one on the public housing waiting list. 11 respondents also believed that the NWT HC has done either the same as previously or better than previously. Again availability was the main issue with concerns being put forward on public housing repairs.

**Support for Aboriginal Governments and Cultural Housing-** 19 respondents stated that the homeownership repair was their top priority with the public housing program, homeownership purchase program and rent-to-own program as also being very important to this community. Respondents felt that all groups identified were in need of being housed in Sambaa K'e in the following order: persons with disabilities, elders and families with children.

18 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. 14 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming or incentives could be provided to developers. There was a single request for the Local Housing Organization Board to be put in place.

Respondents were in favour of suggestions made, with larger homes for multi-generational families and open floor plans being the most popular suggestions closely followed by outbuildings. There was also a request for a caretaker to be hired for any multi-residential buildings with gathering spaces.

All respondents felt all options provided, energy – retrofit program for homeowners, education on how to conserve energy and a utility rebate program are important to assist

## Sambaa K'e

residents to use energy-efficient products and to conserve energy with a request for wood stoves to be added in each housing unit.

**Homelessness** – 15 members of the community felt that an increase in public housing units as well as a Housing First approach (independent housing with supports) supported by 15 respondents could help resolve the community's homelessness issue. Minimal support was given for a shelter with only eight people feeling that one was important for the community. Most of the comments supported providing assistance to the homeless to help them get into public housing with the number of units increased with some calls for a shelter and wrap around supports as recovery was seen as an essential step to becoming successful tenants. One comment stated that the aboriginal government already provides a warm place and home cooked meals. Greater than 80% of respondents called for all wrap around supports presented such as addiction counselling, mental health supports, physical health, career development and training, financial management courses, a housing plan and follow-up counselling. There were calls for northern rehabilitation centres and integrated case management.

Only 65% felt that supportive housing would be beneficial. A supportive housing building could be built or the aboriginal government could be supported to develop units. Training and supports for those working with the homeless was requested.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient with some community support to dispose of public housing units to build in a multi-plex apartment style design (16 people). It was recommended that surplus housing units be renovated to remain as housing or a daycare. Comments suggested that these units could be donated for community purposes or sold for residents to fix up.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. Job training with sweat equity was also suggested.

Two of the four comments were in favour of market housing for professionals coming to the community, with a request for units to have washers and dryers.

**Homeownership** – There was 100% support from those that answered this question in favour of the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative with a suggestion for longer amortization periods for mortgages. Of the other homeownership options offered, the sale of material packages was the most popular, supported by 15 people, with a call to bring back the Homeownership Access Program (HAP). The other programs suggested all has support from 12 people:

## **Sambaa K'e**

cooperatives, tiny homes and volunteer (in-kind) labour. There was a request to review how units for sale are priced. All respondents believed that education was key to being a successful homeowner.

12 respondents indicated that regular maintenance and minor repairs were needed on their home with 13 homes requiring major repairs. Comments asked that the repair programs be available even with arrears and that homeowners be eligible every ten years.

Final comments were repeats of previous suggestions: to bring back HAP or a rent-to-own program, and to reinstate the LHO Board.

# Tsiigehtchic

## Community Statistics – Charter Community of Tsiigehtchic

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	178	18	17	18	28	41	31	25	\$35,045

\*2014 Income data

### Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
57	31.6%	10.5%	24.6%	3.5%
Households	18	6	14	2

\*From 2014 NWT Community Survey

### NWTHC Assets – April 1, 2017

#### Public Housing – 23 units

- Approved Allocation - 23
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 5
- Waiting Lists

#### Affordable Housing – 4

- Homeownership Programs – 2
- Market - 2
- Vacant – 1 Market Housing unit
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	0	0	0

### Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	1	0	22	23
Affordable Housing	0	0	0	4	4

\*UCRs may include offices and warehouses

### Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
42	16	1	5	5	3	0	72

# Tsiigehtchic

## Survey Results

21 surveys completed with two people stating they were staying in a shelter, outside or with family as they had no home of their own. Eleven people who completed the survey were employed. Four work with the local community government and three at the GNWT.

**Community Needs** – 11 respondents believed that housing conditions were the same or better over the last four years. Availability of housing was the main concern although there is no one on the public housing waiting list. 11 respondents also believed that the NWT HC has done either the same as previously or better than previously. Again availability was the main issue with concerns being put forward on public housing repairs.

**Support for Aboriginal Governments and Cultural Housing-** 18 respondents stated that the homeownership repair was their top priority with the public housing program, homeownership purchase program and rent-to-own program as also being very important to this community. Respondents felt that all groups identified were in need of being housed in Tsiigehtchic in the following order: Families with children, persons with disabilities and singles, elders and couples.

18 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. 14 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming or incentives could be provided to developers. There was a single request for the Local Housing Organization Board to be put in place.

Respondents were in favour of suggestions made, with larger homes for multi-generational families and open floor plans being the most popular suggestions closely followed by outbuildings. There was also a request for a caretaker to be hired for any multi-residential buildings with gathering spaces.

All respondents felt all options provided, energy – retrofit program for homeowners, education on how to conserve energy and a utility rebate program are important to assist residents to use energy-efficient products and to conserve energy with a request for wood stoves to be added in each housing unit.

**Homelessness** – 16 members of the community felt that an increase in public housing units as well as a Housing First approach (independent housing with supports) supported by 14 respondents could help resolve the community's homelessness issue. Minimal support was given for a shelter with only eight people feeling that one was important for the community. Most of the comments supported providing assistance to the homeless to help them get into public housing with the number of units increased with some calls for a shelter and wrap around supports as recovery was seen as an essential step to becoming successful tenants. One comment stated that the aboriginal government already provides a warm place and home cooked meals. Greater than 80% of respondents called for all wrap

# Tsiigehtchic

around supports presented such as addiction counselling, mental health supports, physical health, career development and training, financial management courses, a housing plan and follow-up counselling. There were calls for northern rehabilitation centres and integrated case management.

Only 43% felt that supportive housing would be beneficial. A supportive housing building could be built or the aboriginal government could be supported to develop units. Training and supports for those working with the homeless was requested.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient with some community support to dispose of public housing units to build in a multi-plex apartment style design (8 people). It was recommended that surplus housing units be renovated to remain as housing or a daycare. Comments suggested that these units could be donated for community purposes or sold for residents to fix up.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. Job training with sweat equity was also suggested.

Two of the four comments were in favour of market housing for professionals coming to the community, with a request for units to have washers and dryers.

**Homeownership** – There was 100% support from those that answered this question in favour of the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative with a suggestion for longer amortization periods for mortgages. Of the other homeownership options offered, the sale of material packages was the most popular, supported by 15 people, with a call to bring back the Homeownership Access Program (HAP). The other programs suggested all has support from 12 people: cooperatives, tiny homes and volunteer (in-kind) labour. There was a request to review how units for sale are priced. All respondents believed that education was key to being a successful homeowner.

13 respondents indicated that regular maintenance and minor repairs were needed on their home with 11 homes requiring major repairs. Comments asked that the repair programs be available even with arrears and that homeowners be eligible every ten years.

Final comments were repeats of previous suggestions: to bring back HAP or a rent-to-own program, and to reinstate the LHO Board.

# Tuktoyaktuk

## Community Statistics – Hamlet of Tuktoyaktuk

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	996	117	88	74	149	284	160	124	\$37,517

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
265	33.6%	13.2%	20.8%	6.8%
Households	89	35	55	18

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 162 units

- Approved Allocation – 167
- Vacant – 8
  - Ready for occupancy – 3
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 5
  - Surplus - 12
- Seniors Designated Units – 16
- Public Housing Units Occupied by Seniors – 45
- Waiting Lists

### Affordable Housing – 9 units

- Homeownership Programs – 3
- Market - 6
- Vacant – 2 Market Housing units
- Surplus - 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	13	6	1

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	1	14	100	47	162
Affordable Housing	1	0	3	7	11

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
62	35	6	7	12	5	2	129

## Survey Results

# Tuktoyaktuk

33 surveys completed with four people saying they were staying in a shelter, outside or with family as they had no home of their own. 18 people who completed the survey were employed people working for private companies and four for non-profit organizations with three working for local community government and three for the GNWT.

**Community Needs** – 15 respondents believed that housing conditions were the same or better over the last four years. Lack of public housing units leading to overcrowding was a concern. There were also concerns with the new rent scale which will need further communication. 12 respondents believed that the NWT HC has done either the same as previously as or better than previously with calls for better trained staff or more funding for small communities.

**Support for Aboriginal Governments and Cultural Housing** - This community stated that the public housing program supported by 23 people followed by a rent-to-own (18) and homelessness support (17) was their priority. Families with children were identified as those most in need in Tuktoyaktuk (24) with Persons with Disabilities (18) and Elders (17) also in need of programs.

17 respondents felt that sharing of knowledge with aboriginal governments was essential to support Aboriginal governments in meeting their goals for providing social housing. 15 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming or provide incentives to developers.

Support was shown for larger house designs for multi-generational families (17) as well as open floor plans (16). There was a comment that traditional features should be the responsibility of the client as that is the tradition.

All respondents felt that the options offered to encourage residents to use energy- efficient products and to conserve energy were important: providing energy – retrofit program for homeowners, a utility rebate program along with education on how to conserve energy. It was stated that all homeowners should be eligible for these programs.

**Homelessness** – The respondents from Tuktoyaktuk were overwhelmingly in support of increasing public housing units (21 people) with Housing First (independent housing with supports) having 17 people believing it would help and an overnight shelter having only 11 people believing it could help solve the communities homeless problem. An interdepartmental approach to support homeless individuals along with life skills education was requested. While all wrap around supports such as addiction counselling and mental health supports were seen as vital, career development and training and a financial management course were given 100% support by respondents.

18 respondents felt that supportive housing would be beneficial with the majority of support being for a new supportive living facility for singles.

# Tuktoyaktuk

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and that public housing units be disposed of/sold to build in a multi-plex apartment style design. With little support offered for any of the options suggested for community use of surplus housing, it was suggested that surplus housing units be renovated to remain as housing (12) or a warming shelter (13). There was a comment that the surplus units should be demolished. Several of the comments suggested a misunderstanding of the rent scale, further communication is recommended with tenants with requests that there not be an income threshold for public housing.

All courses listed in the survey were supported for public housing tenants with the most support for budgeting and credit counselling.

While some responses were in favour of market housing for professionals coming to the community, it was felt that an investment in public housing would be more beneficial for the community.

**Homeownership** – All respondents were in favour of the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, only the sale of material packages with 13 people supporting this option and volunteer (in-kind) labour with 12 people thinking it was important was considered by Tuktoyaktuk.. This was followed by a suggestion that volunteer labour be used to work off arrears and that tiny houses could be used as an affordable homeownership option. All respondents believed that education was key to being a successful homeowner.

13 respondents indicated that preventative maintenance was needed on their home with 15 people indicating that minor repairs were required and 15 people requiring major repairs with a request that there be no income limit for programs. Comments focused on contracts for home repair programs being awarded to the lowest bidder which are not necessarily the most qualified for the job resulting in poor quality work.

Final comments requested more housing in Tuktoyaktuk with a men's shelter.

# Tulita

## Community Statistics – Hamlet of Tulita

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	500	39	40	30	106	151	78	56	\$38,676

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
152	23.7%	7.2%	18.4%	4.6%
Households	36	11	28	7

\*From 2014 NWT Community Survey

## NWTHC Assets – March 13, 2017

### Public Housing – 73 units

- Approved Allocation - 74
- Vacant – 5
  - Ready for occupancy – 2
  - Vacant – Repairs in progress – 2
  - Vacant – Repairs required – 1
  - Surplus - 1
- Seniors Designated Units – 4
- Public Housing Units Occupied by Seniors – 27
- Waiting Lists

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	5	2	0

### Affordable Housing – 11

- Homeownership Programs – 6
- Market - 5
- Vacant – 1 Homeownership unit
- Surplus - 1 Homeownership unit and 1 unit

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	7	36	30	73
Affordable Housing	0	1	0	9	10

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
18	6	2	5	2	9	1	43

# Tulita

## Survey Results

26 surveys completed with five respondents stating they were staying in a shelter, outside or with family as they had no home of their own. Only 21 respondents completed the survey past the first question. Twelve people who completed the survey were employed with the majority being employed by the local community government (7) and the by the GNWT. NOTE: The Local Housing Organization (LHO) had the Community Housing Services Agreement terminated with an Administrator appointed on December 2, 2016. An administrative clerk and local contractor was hired immediately. Management staff has now been hired with oversight still being provided. Common themes on LHO issues dealing with the previous staff will not commented on in this document. There were few comments on policy issues so survey breakdown has focused on the responses to the questions provided.

**Community Needs** – Six respondents believed that housing conditions were the same over the last four years with many comments around the LHO. Four respondents believed that the NWT HC has done either the same as previously as or better than previously, again with comments focused on LHO. One comment did request more visits to the community by NWT HC.

**Support for Aboriginal Governments and Cultural Housing-** 14 members from this community stated that the public housing program as well as the rent-to-own program were their priority. The other homeownership programs, both repair and purchase, as well as, homelessness supports were all supported by 13 respondents. Families with children (16) and Elders (15) were identified as those most in need in Tulita with persons with disabilities (15) also in need of programs.

16 respondents felt that sharing of knowledge with aboriginal governments was essential to the NWT HC supporting Aboriginal governments in meeting their goals for providing social housing. 14 people felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming with 12 respondents believing that incentives should be provided to developers.

Respondents were generally not in favour of suggestions made for traditional features to be added to home designs with only larger home designs for multi-generational families supported by 15 people and open floor plans supported by 12 people receiving a higher than 50% support. Only bigger lots were requested under this topic.

The NWT HC asks residents to use energy-efficient products and to conserve energy. From the suggestions offered in the survey, equal support by 14 respondents was given for all suggestions: education on how to conserve energy, a utility rebate program and an energy retrofit program for homeowners. A suggestion was to inform residents how initiatives such as the LED lightbulbs have worked to save energy/dollars.

# Tulita

**Homelessness** – 14 members of the community felt that Housing First (independent housing with supports) would help resolve the community's homelessness issue. 11 people felt that an increase in the amount of public housing units would support homeless community members. With ten respondents feeling an overnight shelter is important, comments did focus on a shelter or increased public housing with interdepartmental supports. All wrap around supports suggested were considered positively with addiction counselling and family supports in conjunction with education being essential.

13 respondents felt that supportive housing would be beneficial either through a new supportive housing building or in supporting the aboriginal government to develop units.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and that the NWT HC could dispose of /sell public housing units to build in a multi-plex apartment style design. It was recommended by 12 people that surplus housing units be renovated to remain as housing or a daycare (10 people) with the only comment being that they should be sold to community members.

There was support provided for all the courses listed in the survey budgeting, home purchase and credit counselling, with the most support being provided for home maintenance.

While some responses were in favour of market housing for professionals coming to the community, people suggested that these units should be available for purchase.

**Homeownership** – Respondents were in favour of the potential programs suggested: rent-to-own (11), down payment assistance (13) and Public Housing purchase initiative (10). Of the other homeownership options offered, cooperatives were the most popular option with ten people in favour of it followed by volunteer (in-kind) labour. There were no suggestions offered by the community on how to improve homeownership programs. All respondents believed that education was key to being a successful homeowner.

Ten respondents indicated that regular maintenance repairs are needed on their home while 12 respondents indicated that minor or/and major repairs are required. Education around when home repairs should be required was requested which can be provided through the home maintenance course as well as increased communication on when the District Office comes to the community.

Final comments centered around the LHO.

# Wekweeti

## Community Statistics – Hamlet of Ulukhaktok

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	428	36	39	29	68	122	85	49	\$32,286

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
144	17.4%	6.9%	8.3%	2.8%
Households	25	10	12	4

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 90 units

- Approved Allocation - 91
- Vacant – 3
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 1
  - Vacant – Repairs required – 2
  - Surplus - 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 14
- Waiting Lists

### Affordable Housing – 11 units

- Homeownership Programs – 6
- Market - 2
- Vacant – 1 Homeownership units
- Surplus – 1

2017-18 - 4 MH units to be constructed

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	7	3	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	7	83	90
Affordable Housing	0	0	1	6	7

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
24	12	1	2	2	7	0	48

# Wekweeti

## Survey Results

18 surveys completed with no respondents staying in a shelter, outside or with family as they had no home of their own. 15 people who completed the survey were employed with an equal amount being employed by the local community government and GNWT (4 each) with an additional 3 employed at the Local Housing Organization.

**Community Needs** – Eight respondents believed that housing conditions were the same or better over the last four years. There were comments on the rent scale and availability of housing. Seven respondents believed that the NWT HC has done either the same as previously as or better than previously. Further comments on the rent scale and evictions were given.

**Support for Aboriginal Governments and Cultural Housing**- This community stated that the public housing program and homelessness support were priority programs for the community followed by the homeownership purchase program. Families with children, couples and elders were identified as those most in need in Ulukhaktok; however, there are no outstanding applicants on the public housing waiting list for three bedroom units.

Equal support was given for the sharing of knowledge with aboriginal governments and aboriginal governments entering into operating agreements to manage current NWT HC Programming (both with ten respondents believing them to be important) as ways for the NWT HC to support Aboriginal governments in meeting their goals for providing social housing. Nine respondents supported giving incentives to developers.

The most support with only seven respondents in favour of this design option was larger home designs for multi-generational families and outbuildings. Six survey respondents were in favour of open floor plans. The only comment was on building smaller units to keep costs down.

All respondents felt that the options offered to encourage residents to use energy- efficient products and to conserve energy were important: providing an energy – retrofit program for homeowners, a utility rebate program along with education on how to conserve energy.

**Homelessness** – 100% of the community respondents, which is 11 on this question, felt that Housing First (independent housing with supports) would resolve the community's homelessness issue. This was followed by an increase in public housing units (9) and an overnight shelter (7) with a call for a supportive housing building which would include education, addictions counselling and job skills development under one roof with a portion of housing arrears to be potentially paid through this type of program. Interdepartmental supports working with the community was requested. All of the recommended wrap around supports such as addiction and mental health counselling was considered essential along with education and job skills.

# Wekweeti

Nine people felt that supportive housing would be beneficial and that the aboriginal government should be supported in developing units or a supportive housing building should be built. A work program with a portion of pay going towards arrears was suggested.

**Rental Housing** - With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants or decreasing the number of public housing units, it was recommended that housing units be made more energy efficient and or be disposed of/sold to build in a multi-plex apartment style design. There was support for surplus housing units be renovated to remain as housing or a warming shelter or soup kitchen for those who need it. It was recommended that community members be hired to work in the Local Housing Organization.

All courses listed in the survey were supported for residents: budgeting, home maintenance, home purchase and credit counselling.

The only comment provided around market housing was that the NWT HC should provide more market housing to increase revenues.

**Homeownership** – Respondents were in favour of the potential programs suggested: rent-to-own (12 people), down payment assistance (11 people) and Public Housing purchase initiative (nine people). Of the other homeownership options offered, tiny houses and volunteer (in-kind) labour had the most support with ten respondents believing them to be important closely followed by the sale of home material packages supported by eight people. There were no suggestions offered by the community on how to improve homeownership programs. All respondents who answered this question believed that education was key to being a successful homeowner.

Nine respondents indicated that regular maintenance was required on their home with six respondents needing minor repairs and five requiring major repairs were needed on their home. There was a request to stop the copayment requirement and to hire qualified contractors and closely monitor them.

The only final comments asked for increased communications.

# Wekweeti

## Community Statistics – Community Government of Wekweeti

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	148	-	12	15	22	52	20	18	N/A

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
33	18.2%	6.1%	6.1%	12.1%
Households	6	2	2	4

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 2 units

- Approved Allocation - 6
- Vacant - 1
  - Ready for occupancy - 0
  - Vacant – Repairs in progress - 0
  - Vacant – Repairs required - 1
  - Surplus - 0
- Seniors Designated Units - 0
- Public Housing Units Occupied by Seniors - 0
- Waiting Lists

### Affordable Housing – 7 units

- Homeownership Programs - 3
- Market - 2
- Vacant - 0 Homeownership unit
- Surplus - 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	1	0	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	1	2	3
Affordable Housing	0	0	1	5	6

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
22	6	0	0	3	4	0	35

# Wekweeti

## Survey Results

Four surveys completed with two stating that they were staying with family as they had no home of their own. Two people were working. Employers will not be identified due to small sampling.

There are also concerns that with three of the four surveys being completed manually that the values were misunderstood i.e. very important was number one on the paper surveys while not important was number five. While it cannot be proven, it is believed that the three surveys were not completed correctly as many responses go against the trends seen in the majority of survey responses.

**Community Needs** – Three respondents believed that housing conditions were the same or better over the last four years with two comments on the lack of available units. One respondent believed that the NWT HC has done either the same as previously as or better than previously with the comments being around a vacant unit in the community.

**Support for Aboriginal Governments and Cultural Housing-** Two people responded that homelessness support was the type of program needed most in the community. The remainder of the programs was only thought of as being important by one person: public housing program, rent-to-own, market housing rental, and homeownership repair and purchase programs. The query on who needs housing most in the community was only supported by one person who supported all options given for those in need of programs.

Again, one respondent supported all options given as being important or very important for the NWT HC supporting Aboriginal Governments in meeting goals for providing social housing. In fact, three of the four survey respondents did not believe it was important for the Aboriginal government to enter into operating agreements with the NWT HC or for developers to receive incentives.

While there were no individual statements as to what community residents would like to see added to the design of housing units, there was little support, again only one for the design suggestions offered.

Only one person felt that the ideas presented were important to assist residents to use energy-efficient products and to conserve energy. There were no comments offered.

**Homelessness** – Even with two of the four respondents self-identifying as having no home of their own so they are staying with family, the only suggestion that was universally supported was an overnight shelter. Only one respondent felt that an increase in public housing units or Housing First (independent housing with supports) would resolve the community's homelessness issue. Comments asked for further information on homelessness supports and jobs. Again little support was shown for the wrap around

# Wekweeti

support options offered to help homeless community members with only one respondent in favour of the options presented but with the only comment again concerning jobs.

100% felt that supportive housing would be beneficial with one respondent believing that all options presented for developing supportive housing in the community were important with two comments that these supports would be important for young people just starting out and maybe looking for a job.

**Rental Housing** - With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. Two respondents believed rents should be increased to NWT HC tenants and the number of public housing units should be decreased. It was not recommended that housing units be made more energy efficient and that existing units should be disposed of/ sold to build in a multi-plex apartment style design. It was recommended that surplus housing units be renovated to for a daycare by three respondents. Two believed they should be used as a library or warming shelter for those who need it. These responses are generally opposite those provided by the remainder of survey respondents which seems to confirm confusion in completing the survey manually.

All courses listed in the survey were not supported: budgeting, home maintenance, home purchase and credit counselling.

The only response given on this question was in favour of market housing for professionals coming to the community.

**Homeownership** - There was no support for the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative so potential homeowners can purchase a home. Of the other homeownership options offered, none were supported. There were no suggestions offered by the community on how to improve homeownership programs. Once again, the education programs offered were not supported.

One respondent indicated that regular maintenance repairs is required on their home while two of respondents indicated that minor repairs are required and one respondent indicated their home requires major repairs.

Final comments asked for more communication from the NWT HC and more assistance with items such as arrears and home repairs.

# Whati

## Community Statistics – Community Government of Whati

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	549	45	54	44	98	184	65	59	\$36,375

\*2014 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
124	47.6%	19.4%	33.9%	16.1%
Households	59	24	42	20

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 33 units

- Approved Allocation - 33
- Vacant – 2
  - Ready for occupancy – 1
  - Vacant – Repairs in progress – 0
  - Vacant – Repairs required – 1
  - Surplus – 0
- Seniors Designated Units – 4 plus a new 8-plex under construction counted above
- Public Housing Units Occupied by Seniors – 1
- Waiting Lists

### Affordable Housing – 17units

- Homeownership Programs – 10
- Market - 7
- Vacant – 1 Market Housing unit and 2 Homeownership units
- Surplus – 0

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	4	4	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	2	23	25
Affordable Housing	0	0	4	12	16

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
83	22	3	1	6	15	0	130

## Survey Results

# Whati

11 surveys completed with two respondents stating they were staying in a shelter, outside or with family as they had no home of their own. 100% of people who completed the survey were employed with six being employed by the GNWT and an additional two employed at the Local Community Government.

**Community Needs** – Six of respondents believed that housing conditions were the same or better over the last four years. Seven of respondents believed that the NWT HC has done either the same as previously as or better than previously. There were several comments in both sections regarding the lack of available units paired with gratitude that there is now a Local Housing Organization office in the community.

**Support for Aboriginal Governments and Cultural Housing-** Eight responses from this community gave equal importance for homelessness supports, rent-to-own and homeownership repair programs. There was a comment that conventional mortgages through the banks do not work in these small communities. Families with children were identified as those most in need in Whati (8) with couples (7) also in need of programs. There is no applicants for the three bedroom public housing units on the waiting list.

Eight respondents felt that the aboriginal governments could enter into operating agreements to manage current NWT HC Programming to support Aboriginal governments in meeting their goals for providing social housing. Seven respondents felt that sharing of knowledge with aboriginal governments was essential.

Less than 50% of survey respondents were in favour of the design suggestions made to add design features into housing units. The only comment supported gathering spaces in Elders units only.

All respondents felt that the options offered to encourage residents to use energy- efficient products and to conserve energy were important: providing an energy – retrofit program for homeowners, a utility rebate program along with education on how to conserve energy.

**Homelessness** – Seven respondents felt that Housing First (independent housing with supports) or an overnight shelter would resolve the community's homelessness issue. Five felt that an increase in public housing units would assist with solving the homeless issue in this community. Comments focused on the relationship between homelessness and other social factors (addiction and family violence) and the need for an inter-departmental approach to solve the issue. All of the responses were in favour of the wrap around supports suggested in the survey.

Ten respondents felt that supportive housing would be beneficial with the majority of support being to support Aboriginal Governments to develop units with qualified staff. There was also a comment that shelters in communities would help solve the homeless problem in Yellowknife.

# Whati

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of decreasing the number of public housing units, it was recommended that housing units be made more energy efficient. Six people were in favour of having public housing tenants pay for utilities. Five were also in favour of raising public housing rents. It was recommended that surplus housing units be renovated to remain as housing or a warming shelter for those who need it. A suggestion was made for a training program to renovate the older units.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling along with job and skills training.

While some responses were in favour of market housing for professionals coming to the community, it was felt that it should be run by private developers or local governments.

**Homeownership** – The majority of respondents were in favour of the potential programs suggested: rent-to-own (9), down payment assistance (9) and Public Housing purchase initiative (8). Of the other homeownership options offered, volunteer (in-kind) labour was the most popular option with 7 people believing that it would be an important program for the community with six people in support of tiny houses. There was a suggestion to review homeownership program eligibility criteria specifically in regards to land issues and home insurance. All respondents believed that education was key to being a successful homeowner.

Eight respondents indicated that preventative maintenance and minor repairs were needed on their home with five respondents requiring major repairs. There was a request that there be no income limit for programs and to find qualified contractors to go into the communities as there were no qualified locals.

Final comments made a connection between social issues and homelessness. If supportive housing were provide in the communities with input by the different departments, it would encourage those with issues to remain where they have family supports.

# Wrigley

## Community Statistics – Designated Authority of Wrigley

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average Income
2016	153	18	-	15	33	25	26	27	\$23,550

\*2004 Income data

## Core Need

# Households	Core Need	Suitability	Adequacy	Affordability
50	46%	2.0%	38%	12%
Households	23	1	19	6

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 10 units

- Approved Allocation - 10
- Vacant – 1
  - Ready for occupancy – 0
  - Vacant – Repairs in progress – 1
  - Vacant – Repairs required – 0
  - Surplus – 0
- Seniors Designated Units – 0
- Public Housing Units Occupied by Seniors – 4
- Waiting Lists

### Affordable Housing – 7 units

- Homeownership Programs – 4
- Market - 3
- Vacant – 2 Market Housing units and 2 Homeownership units
- Surplus - 1

	1 Bedroom	2 Bedroom	3 Bedroom
Public Housing	1	1	0

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	0	0	3	7	10
Affordable Housing	0	1	1	5	7

\*UCRs may include offices and warehouses

## Homeownership programs -2006-2016

CARE– < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
27	14	9	23	13	2	0	88

# Wrigley

## Survey Results

Eight surveys completed with four people stating they were staying in a shelter, outside or with family as they had no home of their own with three of these commenting that they were staying with family. Five of the people who completed the survey were employed with three being employed by the GNWT and an additional two employed at the Local Community Government. There were few comments on policy issues so survey breakdown has focused on the responses to the questions provided.

**Community Needs** – Two respondents believed that housing conditions were the same or better over the last four years. Half of the comments spoke to the lack of available units with the other half commenting on issues with repairs with no Local Housing Organization personnel in the community. Three respondents believed that the NWT HC has done either the same as previously as or better than previously. Comments focused mainly on repair issues, both for the homeowner with the need for timely repairs by a certified contractor and for public housing units with no local staff.

**Support for Aboriginal Governments and Cultural Housing-** Seven respondents stated that the homelessness support, rent-to-own and the homeownership repair program was the priority for their community. This was followed by the homeownership repair program. Families with children were identified as those most in need of assistance in Wrigley with single people and Elders also in need of programs.

Seven respondents believe that the NWT HC can support Aboriginal governments in meeting their goals for providing social housing by selling NWT HC units to Aboriginal Governments. Five respondents felt that this could be accomplished through the sharing of knowledge with aboriginal governments was essential or the aboriginal governments entering into operating agreements to manage current NWT HC Programming.

While there were no individual statements as to what community residents would like to see added to the design of housing units, respondents were in favour of suggestions made.

Five respondents felt that providing a utility rebate program or an energy – retrofit program for homeowners was important in helping NWT residents to use energy efficient products and conserve energy. Four people believed that education on how to conserve energy would help with this.

**Homelessness** – Six respondents felt that an increase in public housing units or an overnight shelter would resolve the community's homelessness issue. There was support for all of the wrap around supports listed with addiction and mental health counselling, as well as, a housing plan, being considered the most important. Four comments asked for tiny houses for singles.

Six people felt that supportive housing would be beneficial through the use of space in existing shelters, building a supportive housing building or supporting Aboriginal

# Wrigley

governments to develop units. Comments suggested again that singles needed this support and a hostel like unit with a kitchen and a supervisor would work.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, it was recommended that housing units be made more energy efficient and that public housing units could be disposed of/sold to build in a multi-plex apartment style design. There was also support from five respondents to have public housing tenants pay for utilities with a comments that rents should be no greater than 25% of income plus utilities.

It was recommended that surplus housing units be renovated to remain as housing or a soup kitchen or warming shelter for those who need it. There was also support for a daycare or for the units to be sold to local aboriginal governments. There was also a request for a rent-to-own program so potential homeowners can take pride in their home.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling.

While one response thought stated that market housing should only be in larger centres, a second requested that rents be lowered due to the high cost of living.

**Homeownership** – Five respondents were in favour of the potential programs suggested: rent-to-own, down payment assistance and Public Housing purchase initiative. Of the other homeownership options offered, six respondents believed that the sale of material packages, tiny houses and volunteer (in-kind) labour should also be considered as a way to assist people in becoming homeowners. Tiny houses were supported in the comments as a method to improve homeownership programs. Six respondents believed that education was key to being a successful homeowner.

Eight respondents indicated that preventative maintenance and minor repairs were needed on their home with five respondents requiring major repairs. Several comments requested annual preventative maintenance programs in the community.

Final comments asked that locals be trained to provide maintenance services for NWT HC units and that more units for singles be made available.

# Yellowknife

## Community Statistics – City of Yellowknife

Community Population	Total	Ages 0 - 4	Ages 5 - 9	Ages 10 - 14	Ages 15 - 24	Ages 25 - 44	Ages 45 - 59	Ages 60+	Average income
2016	20,960	1,449	1,691	1,229	2,714	7,348	4,548	1,981	\$71,051

\*Ndilo statistics are included with the City of Yellowknife

\*2014 Income data

## Core Need -2014

# Households	Core Need	Suitability	Adequacy	Affordability
6,841	17.8%	2.5%	3.0%	15.5%
Households	1,216	171	205	1,059

\*From 2014 NWT Community Survey

## NWTHC Assets – April 1, 2017

### Public Housing – 344 units

- Approved Allocation - 349
- Vacant – 22
  - Ready for occupancy – 4
  - Vacant – Repairs in progress – 12
  - Vacant – Repairs required – 6
  - Surplus- 0
- Seniors Designated Units – 56 – 78
- Other Seniors Housing with supports by the NWTHC - 94
  - Avens Court - 24
  - Avens Ridge – 8
  - Avens Manor – 30
  - NWT Community Services Corporation (NUP) - 32
- Waiting Lists

### Affordable Housing – 1

- Homeownership Programs – 1
- Market - 0
- Vacant – 0
- Surplus – 0

### Public Housing Units Occupied by Seniors

	1 Bedroom	2 Bedroom	3 Bedroom+
Public Housing	88	73	24

## Unit Condition Ratings

	0%-40%	41%-60%	61%-80%	over 80%	Grand Total
Public Housing	1	4	17	184	206
Affordable Housing	0	0	0	2	2

\*UCRs may include offices and warehouses

# Yellowknife

## Homeownership programs -2006-2016

CARE < 3000	CARE > 3000	ERP (CMHC)	RRAP (CMHC)	SAFE	HELP	PATH	TOTAL
155	78	0	5	12	0	20	270

## Survey Results

440 surveys completed with 4.1% stating they were sleeping in a shelter, outside or staying with a friend/relative because they had nowhere else to sleep. 90% of people who completed the survey were employed. 54% of those employed works for the GNWT with 20% working for private companies and 12% working for non-profit agencies.

**Community Needs** – Only 34% of respondents believed that housing conditions were the same or better over the last four years. 75% of the 200 written comments indicate that affordability is the main concern within the City of Yellowknife and continues to worsen whether you are a renter or a homeowner. 25% of respondents commented on the lack of available housing particularly public housing and senior’s housing. 10% of comments suggest that these issues along with insufficient emergency shelters have contributed to the number of homeless in Yellowknife.

60% of respondents believed that the NWT HC has done either the same job or is improving. 25% of the 151 comments stated that they were unaware of the extent of programs the NWT HC offers so better communication and customer service will be essential going forward. Many of these comments were based on the affordability of housing within the City which included remarks on the ineffectiveness of the Transitional Rent Supplement Program and the availability of public housing with long waiting lists and increased homelessness with calls for more shelters (women, women with children, youth and men) along with closely working with other departments on support services.

Homelessness support was the considered to be the most important type of program for the NWT HC to provide followed by public housing within the City of Yellowknife. Elders and persons with disabilities were considered to be the groups most in need of housing programs closely followed by families. Affordability and availability were seen to be contributing factors to the high needs in these areas. The Yellowknife Housing Authority waiting list confirms that single parent families are in highest need (39%) followed by singles (30%) with seniors comprising 16 % of the waiting list and persons with disabilities at 3% .

**Support for Aboriginal Governments and Cultural Housing-** 94% of respondents felt that sharing of knowledge with aboriginal governments was essential. 72% felt that the aboriginal governments could enter into operating agreements to manage current NWT HC programming. A partnership with stakeholders in education and training to facilitate community and business development for aboriginal governments was seen as an ongoing

# Yellowknife

necessity. Only 54% of respondents thought that the NWT HC should sell units to Aboriginal governments.

Many self-identified non-aboriginal persons stated that they did not feel qualified to answer this question. Respondents felt that larger home designs for multi-generational families (62%) and gathering spaces were the most important design features offered but would need to be balanced with energy efficiency and affordability. Less than 50% of respondents supported the other options given. Many comments focused on it being more important to simply house people than have extra features such as sheds.

Many respondents felt that providing energy – retrofit program for homeowners was important (89%) and may be run in conjunction with non-government organizations. Education on how to conserve energy was a priority for 84% of residents. There was also support for a utility rebate program for tenants that pay full utility costs to encourage energy conservation. There was also encouragement to work in conjunction with non-government organizations such as Arctic Energy Alliance, Ecology North and the Association of Municipalities who already have experience with these types of initiatives.

**Homelessness** – In Yellowknife, Housing First was seen as an important step to resolving the homelessness issue. This, along with an increase in shelters - overnight, day and wet shelters as well as family violence shelters, was also called for. An increase in public housing will also help to ensure that people are no longer homeless. Housing was seen as being only one part of the solution for this complex issue with supports being an essential component such as proven through the Housing First model.

Approximately half of the survey respondents had views on how homeless community members may be supported. It is generally felt that many who struggle with homelessness do so for many reasons. Several government departments need to come together for issues such as counseling for addiction problems, therapy for emotional trauma and mental illnesses and education on money management and life skills along with on-the-land programs. Support should be provided for those that wish to return to their home communities. Employment and job training will also play a part in solving this issue. Habitat for Humanity was also mentioned as a model that may work in Yellowknife.

People need to be treated as individuals with personalized solutions developed with and for them by fully trained staff that can assist with navigating the different supports offered by the different departments/organizations. Survey respondents saw value in all of the support options given but felt that items such as addiction treatment (95%) and mental health support (95%) needed to be addressed before items such as financial counseling (74%) and a housing plan (71%). The need for integrated case management was reinforced once again in the comments.

95% of people thought that Yellowknife would benefit from additional supportive housing through either a new supportive housing facility or supporting aboriginal governments to

# Yellowknife

develop units. This was seen as an important part of the housing continuum but people wanted to ensure that the needs of youth were also met. As existing shelters are at capacity, they could not be used for supportive housing. Ongoing funding would also need to be addressed as would the essential surrounding supports and ongoing training for staff. No consensus was given on the integration of this type of facility into the community – single building with all supports, spread through community, to use or not use market housing, etc.

**Rental Housing-** With ever decreasing CMHC funding, the NWT HC put forward various suggestions around increasing funding or decreasing revenues to support the Public Housing Program. While community members were not in favour of increasing costs to NWT HC tenants, they did want assurance that tenants are not accumulating rental arrears and tenant damage costs. Similarly, they did not want to decrease the number of public housing units, but it was recommended that housing units be made more energy efficient and there was some support for public housing tenants paying for utilities as this would encourage increased energy efficiency. A move through the housing continuum towards home ownership via the purchase of public housing units so more energy efficient units could be built was seen as a potential solution. People also wanted to see the NWT HC engage more with the Federal Government for an increase to funding.

While respondents are in favour of surplus housing units be renovated to remain as housing or a warming shelter or soup kitchen, 70% of the written comments stated that if the units are no longer suitable for public housing due to age and condition, they should either be demolished or donated or sold to community governments/ non-profit organizations. Community level training and jobs could result from these activities.

All courses listed in the survey were considered essential for residents: budgeting, home maintenance, home purchase and credit counselling. There were also recommendations that this type of learning be started at an earlier age, perhaps through the school system. A course in life skills training containing topics such as taking care of a home, home maintenance, parenting skills, healthy living and how to access available supports was also suggested. Job training was also considered to be vital so the NWT HC was encouraged to work with other departments, but it was recommended that mental health and addictions also have to be addressed for any type of education to be effective.

Other comments on public housing reflected on the student policy on attending post-secondary school and returning home for summers, the effectiveness of Habitat for Humanity, tiny units, universal basic income, prioritization of seniors for public housing, parking issues with Yellowknife Housing Authority and the NWT HC becoming more of a social department.

The majority of comments from Yellowknife residents on market housing had to do with the affordability of market housing and that a review of market rates should be completed but this was directed more towards the private market over which the NWT HC does not

# Yellowknife

have any control. Comments also suggested that tiny houses may be an affordable way to address market housing needs.

**Homeownership** – The majority of respondents were in favour of the programs suggested to help potential homeowners so they can own a home: rent-to-own (84%), down payment assistance (75%) and Public Housing purchase initiative (75%). The cost of housing and difficulties in having maintenance completed were seen as barriers to home ownership. It has been suggested that homeownership is seen as the solution to the lack of public housing/ homelessness and this move along the housing continuum would contribute to pride in homeownership and make more public housing units available for those in need.

Of the other homeownership options offered for consideration, the tiny home option was the most popular at 73% followed by cooperatives at 71%. Habitat for Humanity was offered as an alternative homeownership program. Land availability was put forward as a barrier to tiny homes and home material packages. Volunteer (In-kind) labour was seen as hard to manage with safety liabilities that would need to be addressed. There were also cautions that homeownership may not be the right course for all people and that changes had to be made to current NWT HC programs mainly in the area of down payment assistance.

All respondents believed that education was key to being a successful homeowner with the addition of a life skills course to the courses listed.

The majority of respondents indicated that repairs are needed on their home whether the category is regular maintenance (73%), minor (66%) or major repairs (55%). Comments either focused on the importance of preventative maintenance to prevent major repairs in the future or listed the repairs needed on their home. There was a recommendation that LHOs have staff that can assist homeowners with repairs due to the difficulty in getting tradespersons to assist with repairs.

Final comments asked for the NWT HC policies to be brought up to date as a social department, to focus on surrounding supports through working in conjunction with other departments so people can be successful tenants. Conflicting opinions were given on income thresholds with people asking for higher income thresholds but also commenting that those who make too much money should not live in public housing. There were also very mixed comments on caregivers as some saw allowing others to live with elders as essential to elders remaining in their homes while others commented that it leads to elder abuse and increased rents which become the responsibility of the elder. Changes were asked for in the Transitional Rent Supplement Program. Several items that respondents wanted addressed through the homeownership programs are the copayment and insurance requirements along with new programs for increased energy efficiency.

People also requested improved communications on what the NWT HC offers and increased contact from NWT HC and LHO staff.

## **Appendix B: Questionnaire**



# **Engagement on Strategic Action Renewal**

**Northwest Territories  
Housing Corporation  
2016**

# Help us plan to improve housing in the NWT

## Introduction

The Northwest Territories Housing Corporation (NWTHC) needs advice and opinions from residents of the NWT so it can make plans to better serve its communities.

Taking part in this survey will help develop community housing plans for each community and focus NWTHC's efforts in the short-term and long-term, as we strive toward the vision of affordable, adequate and suitable housing for all NWT residents.

The development of new programs and priorities will need to consider the availability of funding.

**Please submit your completed survey to your nearest Local Housing Organization, NWTHC District Office, or Government Service Office.**

## Survey

The subject of housing covers many areas from homelessness to homeownership. This survey is broken down into separate housing areas.

Please type the name of the community you live in.

1. What community do you live in?	<input type="text"/>
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## Survey Participant

The following questions will help us understand your housing needs and how you think about housing.

2. Are you sleeping in a shelter, outside or staying with a friend/relative because you have nowhere else to sleep?	<input type="checkbox"/> Yes If yes, go to question 4 <input type="checkbox"/> No If no, continue to the next question
3. Do you live in...?	<input type="checkbox"/> Public housing <input type="checkbox"/> Apartment rental <input type="checkbox"/> A rented bedroom <input type="checkbox"/> NWT HC rental (not public housing) <input type="checkbox"/> Rented House <input type="checkbox"/> Own house <input type="checkbox"/> Other _____
4. Are you working at a job or do you have your own business?	<input type="checkbox"/> Yes If Yes, go to next question <input type="checkbox"/> No If No, go to next page
5. Do you work...?	<input type="checkbox"/> Full-time year round <input type="checkbox"/> Part-time <input type="checkbox"/> Seasonal
6. Where do you work?	<input type="checkbox"/> Own business <input type="checkbox"/> Local Housing Organization <input type="checkbox"/> GNWT <input type="checkbox"/> Federal government <input type="checkbox"/> Aboriginal government <input type="checkbox"/> Local community government <input type="checkbox"/> Non-profit organization <input type="checkbox"/> Private company <input type="checkbox"/> Other <input style="width: 100px;" type="text"/>

## Housing - General

<b>Community Needs</b>	
7. In your view, how have housing conditions (affordability, living conditions, availability, selection, etc.) changed in your community over the past 4 years	<input type="checkbox"/> Much better <input type="checkbox"/> A bit better <input type="checkbox"/> The same <input type="checkbox"/> A bit worse <input type="checkbox"/> Much worse  Please tell us why you think so <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

<p>8. How would you rate the job the NWT Housing Corporation has done?</p>	<p> <input type="checkbox"/> Very good  <input type="checkbox"/> Good  <input type="checkbox"/> Okay  <input type="checkbox"/> Not good  <input type="checkbox"/> Badly </p> <p>What can we do to improve our service?</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p>9. What types of housing programs does your community need most?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Homeless support</p> <p>1    2    3    4    5</p> <p>Public housing</p> <p>1    2    3    4    5</p> <p>Rent-to-own</p> <p>1    2    3    4    5</p> <p>Market rental housing</p> <p>1    2    3    4    5</p> <p>Homeownership repair</p> <p>1    2    3    4    5</p> <p>Homeownership purchase</p> <p>1    2    3    4    5</p> <p>Other    <input style="width: 100px; height: 15px;" type="text"/></p> <p>1    2    3    4    5</p>

<p>10. Who most needs housing programs in your community?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Single people</p> <p>1    2    3    4    5</p> <p>Couples</p> <p>1    2    3    4    5</p> <p>Families with children</p> <p>1    2    3    4    5</p> <p>Elders</p> <p>1    2    3    4    5</p> <p>Persons with Disabilities</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
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**Support for Aboriginal Governments and Cultural Housing**

<p>11. Aboriginal governments may be interested in delivering social housing.</p> <p>How can the NWT HC support Aboriginal governments in meeting their goals for providing social housing?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>By sharing knowledge</p> <p>1    2    3    4    5</p> <p>Through operating agreements to manage current NWT HC programming</p> <p>1    2    3    4    5</p> <p>By selling NWT HC units to Aboriginal governments</p> <p>1    2    3    4    5</p> <p>By providing incentives to developers</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
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<p>12. What traditional features would you like to see added to the design of housing units?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Gathering spaces in multi-residential buildings</p> <p>1    2    3    4    5</p> <p>Workspaces for crafts and/or butchering</p> <p>1    2    3    4    5</p> <p>Larger home designs for multigenerational families</p> <p>1    2    3    4    5</p> <p>Open floor plans</p> <p>1    2    3    4    5</p> <p>Outbuildings (e.g. sheds, smokehouses, etc.)</p> <p>1    2    3    4    5</p> <p>Other feature(s)</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>1    2    3    4    5</p>
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**Energy Efficiency**

<p>13. The NWTHC asks residents to use energy-efficient products and to conserve energy.</p> <p>How should the NWTHC help with this?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Provide a utility rebate program</p> <p>1    2    3    4    5</p> <p>Educate people on how to conserve energy</p> <p>1    2    3    4    5</p> <p>Provide more funding for an energy-retrofit program for homeowners to complement existing programming</p> <p>1    2    3    4    5</p> <p>Other    <div style="border: 1px solid black; display: inline-block; width: 100px; height: 15px;"></div></p> <p>1    2    3    4    5</p>
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## Homelessness

Homelessness is defined as not having stable, permanent and appropriate housing.

<p>14. What can the government do to help community members who are homeless?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Housing First (independent housing with supports)</p> <p>1    2    3    4    5</p> <p>Build or support emergency shelters</p> <p>1    2    3    4    5</p> <p>More public housing</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
<p>15. What can communities do to help their homeless community members?</p>	<p>Please give us your opinion.</p> <div data-bbox="831 936 1377 1115" style="border: 1px solid black; height: 85px; width: 100%;"></div>

<p>16. Besides housing, what other help do community members who are homeless need?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Addictions</p> <p>1    2    3    4    5</p> <p>Mental health</p> <p>1    2    3    4    5</p> <p>Physical health</p> <p>1    2    3    4    5</p> <p>Peer support</p> <p>1    2    3    4    5</p> <p>Career development and training</p> <p>1    2    3    4    5</p> <p>Financial management course</p> <p>1    2    3    4    5</p> <p>Developing a housing plan</p> <p>1    2    3    4    5</p> <p>Attending follow-up counselling</p> <p>1    2    3    4    5</p> <p>Other</p> <div data-bbox="954 1228 1406 1434" style="border: 1px solid black; width: 278px; height: 98px; margin-left: 100px;"></div> <p>1    2    3    4    5</p>
<p>17. Do you have any further comments on or solutions for the issue of homelessness?</p> <p>Please tell us:</p>	<div data-bbox="842 1545 1416 1759" style="border: 1px solid black; width: 353px; height: 102px;"></div>

## Supportive/Transitional Housing

Supportive or transitional housing bridges the gap between homelessness or emergency shelter use and permanent housing.

Some examples of supportive housing are Bailey House and Lynn's Place in Yellowknife.

<p>18. Is supportive housing needed in your community?</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>19. If supportive units are needed in your community, how should they be developed?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Use space in existing shelters</p> <p>1    2    3    4    5</p> <p>Build a supportive housing building</p> <p>1    2    3    4    5</p> <p>Use market rentals for supportive housing</p> <p>1    2    3    4    5</p> <p>Support Aboriginal governments to develop units</p> <p>1    2    3    4    5</p> <p>Other <input type="text"/></p> <p>1    2    3    4    5</p>
<p>20. Do you have any further comments or solutions around supportive housing?</p> <p>Please tell us.</p>	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>

## Rental Housing

Nearly 1 in 6 households (2,400 units) in the NWT live in subsidized public housing. In public housing, tenants pay between 4% and 19% of their household income toward rent.

Across Canada, the standard for public housing rent is 25% of overall household income, plus full power costs. NWT Public Housing tenants pay less for power than the standard rate.

Federal funding is less and less every year and will end completely by 2038. This will affect the GNWT's ability to provide public housing. To keep the public housing program going, which includes maintenance, operating and administrative costs, more annual core funding is needed.

<p>21. Federal funding for public housing is shrinking every year. The NWT Housing Corporation has to look at ways to keep the program going.</p> <p>In what ways could the NWT Housing Corporation increase revenue or cut costs to support the public housing Program.</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Decrease the number of public housing units</p> <p>1    2    3    4    5</p> <p>Raise rents in public housing</p> <p>1    2    3    4    5</p> <p>Have public housing tenants pay for utilities</p> <p>1    2    3    4    5</p> <p>Make housing units more energy-efficient.</p> <p>1    2    3    4    5</p> <p>Raise rents of the NWT HC market rentals</p> <p>1    2    3    4    5</p> <p>Dispose of/sell public unit houses for a more multiplex/apartment style design.</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
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<p>22. How can communities use surplus public housing (units that are no longer suitable for social housing programming)?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Warming shelter</p> <p>1    2    3    4    5</p> <p>Soup kitchen</p> <p>1    2    3    4    5</p> <p>Daycare</p> <p>1    2    3    4    5</p> <p>Library</p> <p>1    2    3    4    5</p> <p>Housing</p> <p>1    2    3    4    5</p> <p><input type="checkbox"/> Other <input type="text"/></p> <p>1    2    3    4    5</p>
<p>23. What kind of training could help public housing tenants move towards living independently, without government help?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Budgeting</p> <p>1    2    3    4    5</p> <p>Home maintenance</p> <p>1    2    3    4    5</p> <p>Home purchase</p> <p>1    2    3    4    5</p> <p>Credit counselling</p> <p>1    2    3    4    5</p> <p><input type="checkbox"/> Other <input type="text"/></p> <p>1    2    3    4    5</p>
<p>24. Do you have any further comments or solutions around public housing?</p> <p>Please tell us.</p>	<div style="border: 1px solid black; height: 80px; width: 100%;"></div>

<p>25. In small communities, important services and programs are being affected by the lack of housing options. To help change this, the NWT HC is building more housing units at market prices. The NWT HC currently operates 151 market rental units. More units are under development.</p> <p>Do you have any comments or solutions around market housing?</p> <p>Please tell us:</p>	<div style="border: 1px solid black; height: 180px; width: 100%;"></div>
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**Homeownership**

In smaller NWT communities, buying a home can be risky because it may be difficult to resell. Other people may find it difficult to buy a home because they have trouble getting bank financing for mortgages and home insurance.

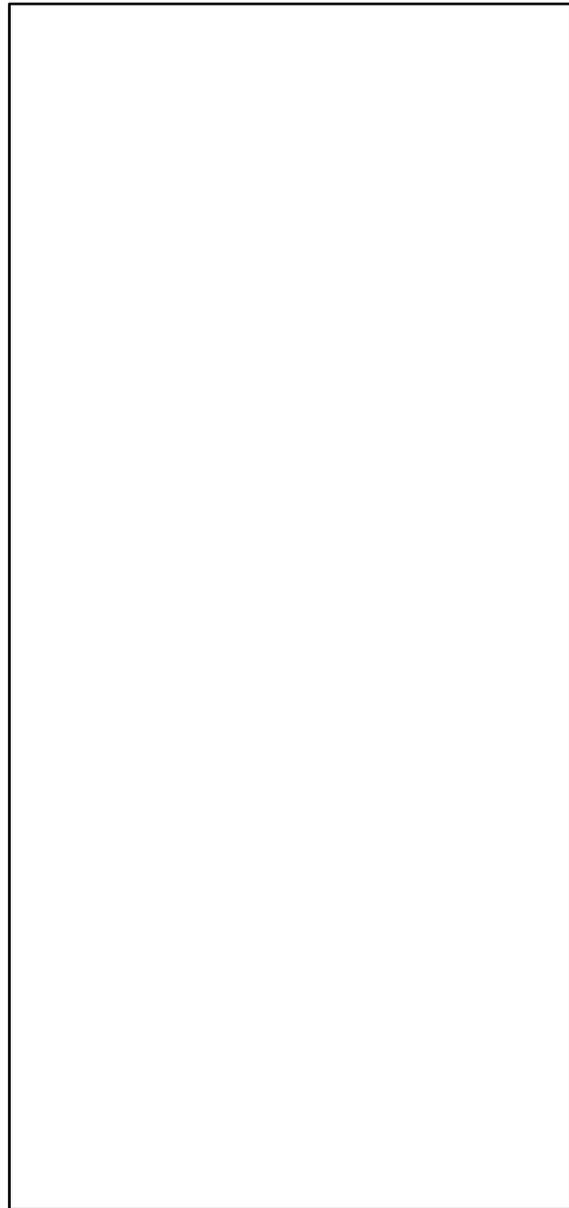
<p>26. What services could help a renter buy their first home?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Rent-to-own program</p> <p>1    2    3    4    5</p> <p>Down payment assistance</p> <p>1    2    3    4    5</p> <p>Public housing purchase incentive</p> <p>1    2    3    4    5</p> <p>Other <input style="width: 100px; height: 15px;" type="text"/></p> <p>1    2    3    4    5</p>
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<p>27. Are there other homeownership options that should be considered?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Cooperatives</p> <p>1    2    3    4    5</p> <p>Tiny houses</p> <p>1    2    3    4    5</p> <p>Volunteer (in-kind) labour</p> <p>1    2    3    4    5</p> <p>Sale of home material packages</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
<p>28. What kind of training or courses could help renters become homeowners?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Budgeting</p> <p>1    2    3    4    5</p> <p>Home maintenance</p> <p>1    2    3    4    5</p> <p>Home purchase</p> <p>1    2    3    4    5</p> <p>Credit counselling</p> <p>1    2    3    4    5</p> <p>Home financing</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
<p>29. Do you have any further comments or solutions around home ownership?</p> <p>Please tell us:</p>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>

<p>30. What kinds of repairs are needed on your home?</p>	<p>Please rate your answers. 1 means very important and 5 means not important.</p> <p>Only regular maintenance such as painting, furnace servicing, etc.</p> <p>1    2    3    4    5</p> <p>Minor repairs such as repairing windows</p> <p>1    2    3    4    5</p> <p>Major repairs such as repairs to the roof, foundation, plumbing, etc.</p> <p>1    2    3    4    5</p> <p>Other    <input type="text"/></p> <p>1    2    3    4    5</p>
<p>31. Do you have any further comments or solutions around home repair?</p> <p>Please tell us:</p>	<div style="border: 1px solid black; height: 40px; width: 100%;"></div>

**Final Comments**

32. Do you have any other comments or suggestions that you would like the NWTTC to consider during our review of all policies and programs?



**End of Survey**