

**LEGISLATIVE ASSEMBLY OF THE
NORTHWEST TERRITORIES
5TH COUNCIL, 33RD SESSION**

**RECOMMENDATION TO
COUNCIL NO. 12-33**

TABLED ON NOVEMBER 8, 1966



1 November 1966

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(Second Session 1966)

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**ESTABLISHMENT OF A TERRITORIAL
HOUSING CORPORATION**

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HOUSING CORPORATION

The provision of adequate housing is an urgent problem in the Northwest Territories. As compared with the more urbanized provinces of Canada, there is a greater need for government participation. The members of the Council are being requested, in a separate paper, to express their opinion on matters of housing policy. This paper is with reference to a recommended organization which would be responsible for the implementation of policy.

There are basically two types of government organizations that can assume responsibility for housing legislation - a housing branch or a Territorial Corporation. A Territorial Housing Corporation is to be preferred for it would provide greater flexibility in its internal organization in relation to a housing program in process of change and evolution. Furthermore, the financial structure associated with a Territorial Corporation can facilitate the identification of expenditures, profits, losses, etc.

It is proposed that a housing corporation be set up patterned on the Federal Central Mortgage and Housing Corporation but modified to fit the constitutional realities under which the Government of the Northwest Territories operates. It would consist of a Board of Directors of four members, and the Commissioner. It would employ staff pursuant to the Public Service Ordinance.

The corporation would act under appropriate instructions given to it from time to time by the Commissioner.

The corporation would assume direct responsibility for the existing housing program under the Low Cost Housing Ordinance and the Territorial Housing Ordinance. It would assume responsibility as well for joint Federal-Provincial housing projects under the National Housing Act following the enactment of the necessary enabling Territorial legislation.

It is proposed that the financial arrangements be as follows:

1. Operating Capital

The Territorial Council would vote an appropriate sum of money in order to set up the corporation in business.

2. Debenture Borrowing to Carry Out Housing Program

The corporation would borrow from the Commissioner such sums as may from time to time be appropriated by the Commissioner in Council so that the corporation may have available the necessary funds to implement its housing programs.

3. Operating Losses

The corporation would act under instructions of the Commissioner to undertake joint projects of public housing with Central Mortgage and Housing Corporation. It is likely that these projects will operate at a loss since the rents must be sufficiently low to accommodate families of low income. The Corporation should be reimbursed for housing subsidies out of annual appropriations passed by the Commissioner in Council.

The Corporation would be given power to own land, to sell, to lease it, and to enter into contracts and generally to do all such things as may be necessary to fulfill its obligations. Among these powers would be the authority to act for other agencies and departments of government on housing matters. The Corporation would be authorized, probably by separate legislation, to initiate projects of study to improve the quality and design of housing

in the north and to improve community planning having regard to our rigorous climate. This authority should supplement the research provisions of the National Housing Act.

Recommendation

The Commissioner recommends that a housing corporation as described in this paper be established in the Northwest Territories.