

**LEGISLATIVE ASSEMBLY OF THE  
NORTHWEST TERRITORIES  
5<sup>TH</sup> COUNCIL, 33<sup>RD</sup> SESSION**

**REFERENCE FOR ADVICE  
NO. 2-33**

**TABLED ON NOVEMBER 16, 1966**



**NORTHWEST TERRITORIES**

October 31, 1966.

REFERENCE FOR ADVICE NO. 2-33  
(Second Session, 1966)

*Tabled on November 16, 1966*

FEDERAL - PROVINCIAL PROJECTS UNDER THE  
NATIONAL HOUSING ACT

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NATIONAL HOUSING ACT

The National Housing Act empowers Central Mortgage and Housing Corporation to enter into agreements with Provinces (Territories) for the financing of land assembly and public housing projects. It also empowers Central Mortgage to make agreements with a municipality with the approval of the Province, to assist the municipality to undertake slum clearance.

LAND ASSEMBLY

This implies the acquisition, subdivision and servicing of land so that fully-serviced lots can be sold to people who want to build homes. Seventy-five per cent of the cost of acquisition and servicing, etc., is borne by Central Mortgage. The remaining 25% is shared by the Province and the municipality.

The Commissioner proposes that the local 25% share be provided at the rate of 15% by the Territories and 10% by the municipality.

Recoveries from the sale of lots is shared in the same ratio as the costs. However, to facilitate sale, it is often desirable to accept a down payment, with the municipality collecting the balance of the sale price in annual installments (with interest) over a period of years.

The Commissioner proposes that in due course, municipalities be authorized by legislation to levy charges for the deferred portion of the sale price, in the same manner as local improvement tax charges.

PUBLIC HOUSING

This is housing in the form of self-contained accommodation or hostels provided by government at subsidized rents to persons of low income who would otherwise be deprived of adequate housing. It can be financed in two ways:

- (a) The Federal Government, the Provinces (Territories) and the municipality can enter into partnership agreements to build public housing. The cost is shared 75% by the Federal Government and 25% by the Province and the municipality. Losses resulting from the sub-economic rents are shared in the same ratio.

As with land assembly, the Commissioner proposes that the local 25% of the capital costs and operating losses be provided at the rate of 15% by the Territories and 10% by the municipality.

- (b) The Territories or a municipality acting on its behalf, can borrow 90% of the cost of public housing and enter into an agreement with Central Mortgage to share equally any operating losses that may arise.

SLUM CLEARANCE

The National Housing Act contains provisions authorizing the Federal Government to contribute to the cost of an urban renewal scheme proposed by a municipality, approved by the Province (Territories) and acceptable to Central Mortgage.

The Federal (C.M.H.C.) contributions may equal one-half the cost of acquiring and clearing land and buildings in a blighted or slum area and one-half the cost of installing municipal services or works other than public buildings. The remaining 50% of the cost is the responsibility of the municipality. Most Provinces contribute to the local share of the cost, e.g. Alberta provides 30%.

The Commissioner proposes that the local share of the costs of urban renewal projects undertaken under the provisions of the National Housing Act be shared 30% by the Territories and 20% by the municipality. Recoveries from the sale of cleared land would be shared by the three levels of government in the same ratio as their respective contributions.

The Commissioner asks the advice of Council as to whether a Housing Bill should be presented to Council at the next session to implement the policy as set out above.

B.G. Sivertz,  
Commissioner

# LEGISLATIVE ASSEMBLY OF THE NORTHWEST TERRITORIES

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