



Summary of Program Initiatives 2015-2019

According to the 2014 NWT Community Survey, core need in the Northwest Territories was 19.8% or 2,919 households. The core need national average is 13.6% (2016 Census).

Addressing households in core need requires a multi-faceted approach depending on the type of housing problem a household has. Some households may be overcrowded; some households may live in dwellings in sub-standard condition; some households pay an excessive amount for their shelter; and some households face issues with a combination of these problems.

Over the period from 2015-2019, the Northwest Territories Housing Corporation (2019) delivered a number of targeted initiatives designed to focus on the specific needs of core need households whether they involve unaffordability, overcrowding, or living in inadequate conditions.

Attached is a table that summarizes how many households were assisted under various housing programs and initiatives by the NWTHC for 2015-2019. Descriptions of each of the actions are below.

Rental Programs

Housing Support Pilot

Residents that are on the brink of homelessness often could benefit from housing support that not only involve financial counselling, budgeting and maintenance, but also linkages to the important social programming supports within their community. The NWTHC will be piloting a housing support worker who will be primarily working in Behchoko to examine whether this approach yields better housing stability for vulnerable households.

Homeownership Entry Level Program (HELP)

Program was designed to give potential homeowners experience in operating a home before purchasing it. A unit is leased to eligible applicants (tenant) who pay a subsidized rent plus utility costs. After completing a six-month lease period, the tenant is eligible to receive an "equity contribution" of up to \$20,000, to purchase a unit. Eligible clients may acquire additional assistance under NWTHC's homeownership purchase program, Providing Assistance for Territorial Homeownership (PATH)



Seniors Housing

New seniors housing complexes were constructed in Aklavik, Whati, Fort Liard and Fort McPherson. These complexes feature eight units that are occupied by seniors and one unit is designated as a caretaker unit. An on-site caretaker improves the safety and security of the building. As part of the design, these buildings feature common areas where therapeutic and lifestyle programming can be delivered to seniors.

New Unit Construction

New unit construction includes the construction of Public Housing, HELP units and market housing.

Homeownership Programs

Emergency Repair

Securing Assistance for Emergencies program (SAFE) addresses urgent and emergency repairs required to address health and safety concerns.

Habitat for Humanity

These involve contributions to Habitat for Humanity to support the construction of an affordable single family home in Yellowknife and for future builds outside of Yellowknife.

Major Homeownership Repair

Targeted to homeowners, this repair program addresses major repair needs including structural issues and mechanical system problems.

Homeownership Purchase (PATH)

PATH provides an opportunity for clients to become homeowners by providing financial assistance to construct or purchase a modest home. Clients receive assistance with their down payment in the form of a forgivable loan subsidizing the cost of constructing or purchasing a home.

Seniors Aging in Place Retrofit

To support seniors aging in place, this program provides funding for retrofits to address the high cost-of-living, especially in small communities. Common projects include energy-efficiency and improvements to make the house more durable.



Transitional Rent Supplement Program

This program provides up to \$500 per month for low-to-moderate income households to help address unaffordable rent.

Homelessness

Homelessness Assistance Fund (HAF)

HAF supports persons experiencing homelessness by assisting them to access rental housing, keeps people in rental housing when they may be faced with eviction or assists residents in traveling to a community where they have access to stable housing.

Emergency Overnight Shelters

The NWT Housing Corporation (NWTHC), provides shelter providers with funding to temporarily shelter adults, aged 19 years and older, and families in need. Shelter providers also assist residents access public systems of care such as medical services, income assistance, employment programming, and cultural programming. There are currently five overnight shelters, the Salvation Army (Yellowknife), Yellowknife Women's Society (Yellowknife), YWCA Emergency Family Housing (Yellowknife), Inuvik Homeless Shelter (Inuvik) and the Inuvik Warming Shelter (Inuvik).

Northern Pathways

This innovative approach to address community homelessness issues such as couch-surfing involves the provision of housing and the coordination of wrap-around supports. Projects were developed in Fort Simpson, Aklavik, Behchoko and Fort Good Hope.

Rapid Rehousing

A partnership approach with non-governmental organizations that utilizes flexible contribution funding to provide housing stability for renters, to help persons experiencing homelessness to access housing or to support households to move from transitional housing to long-term housing.

Single Room Occupancy

Support for emergency shelters to convert underutilized space for semi-independent housing suites.



Other Housing Initiatives

Community Housing Support Initiative

This program supports the housing aspirations and priorities of communities who are interested in partnering to improve community housing through the acquisition or construction of housing units or implementation of a community-designed housing program.

Family Home Transfer

This initiative supports families in transferring their family homes to other family members. Residents might need to relocate to another community for a number of reasons or move in to another form of housing. Also, when a resident passes away the transfer of their home can be complicated and challenging. This program provides a simpler process and helps ensure that housing units continue to be utilized without delays or interruption.

Core Need Actions	Total	Total	2019-20 (unaudited estimates)		2018-19		2017-18		2016-17		2015-16	
	Units	\$(000's)	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$
Rental Programs												
Housing Support Pilot	14	138	9	84	5	54	-	-	-	-	-	-
New HELP (Homeowner Entry Level Program) Tenants	69	-	8	-	11	-	16	-	18	-	16	-
New Public Housing Tenants	475	-	95	-	95	-	95	-	95	-	95	-
New Unit Construction, including 36 seniors housing units	221	110,830	55	27,500	34	24,718	25	22,485	54	17,255	53	18,872
Rent Supplement Programs	225	1,415	45	258	45	359	45	215	45	254	45	329
Homeownership												
Emergency Repair	749	4,797	201	1,403	213	1,424	132	881	117	667	86	422
Habitat for Humanity	1	100	-	-	1	100	-	-	-	-	-	-
Major Homeownership Repair, includes renovations for persons with disabilities	96	5,443	10	861	25	1,138	10	1,010	27	823	24	1,611
New Homeownership (PATH)	42	924	9	95	7	147	5	51	8	71	13	560
Seniors Aging in Place Retrofits	283	2,265	141	1,225	105	813	37	227	-	-	-	-
Homelessness												
Homelessness Assistance Fund	346	726	72	119	65	175	82	198	72	142	55	92
Emergency Overnight Shelters	91	3,759	-	2,178	-	1,581	-	-	-	-	-	-
Housing First	25	750	-	150	-	150	-	150	-	150	-	150
Northern Pathways to Housing	16	1,260	8	308	4	107	4	845	-	-	-	-
Rapid Rehousing	93	460	52	310	41	150	-	-	-	-	-	-
Single Room Occupancy	24	1,350	16	750	8	600	-	-	-	-	-	-
Other Housing Initiatives												
Community Housing Support Initiative	7	1,251	3	855	2	198	2	198	-	-	-	-
Family Home Transfer	19	-	19	-	-	-	-	-	-	-	-	-
Total Core Need Actions	2,796	135,468	743	36,096	661	31,714	453	26,260	436	19,362	387	22,036

Non-Core Need Actions	Total Units	Total	2019-20		2018-19		2017-18		2016-17		2015-16	
	Units	\$(000's)	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$
Preventative Maintenance	1,361	2,497	288	640	258	519	262	446	315	512	238	380
Fuel Tank Replacement	115	899	52	494	63	405	-	-	-	-	-	-
Total Non-Core Need Actions	1,476	3,396	340	1,134	321	924	262	446	315	512	238	380

All Actions												
Total All Actions	4,272	138,864	1,083	37,230	982	32,638	715	26,706	751	19,874	625	22,416