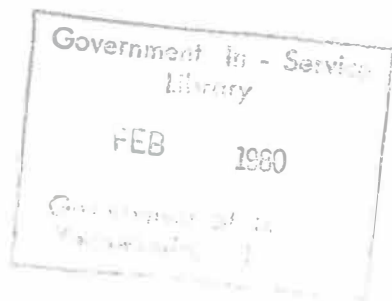




LEGISLATIVE ASSEMBLY OF THE NORTHWEST TERRITORIES
DEBATES

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Speaker: The Honourable Robert H. MacQuarrie, M.L.A.

LEGISLATIVE ASSEMBLY OF THE NORTHWEST TERRITORIES

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YELLOWKNIFE, NORTHWEST TERRITORIES

FRIDAY, FEBRUARY 8, 1980

MEMBERS PRESENT

Mr. Arlooktoo, Mr. Arreak, Hon. George Braden, Hon. Tom Butters, Mr. Curley, Ms. Cournoyea, Mr. Evaluarjuk, Mr. Fraser, Hon. Arnold McCallum, Mr. McLaughlin, Hon. Robert H. MacQuarrie, Hon. Richard Nerysoo, Mr. Noah, Mr. Patterson, Mr. Pudluk, Mr. Sayine, Mr. Sibbeston, Mrs. Sorensen, Mr. Stewart, Mr. Tologanak, Hon. James Wah-Shee

ITEM NO. 1: PRAYER

---Prayer

SPEAKER (Hon. Robert H. MacQuarrie): Item 2, continuing replies to the Commissioner's Address. Under the motion which was adopted yesterday we have today and Monday for further replies. Are there replies to the Commissioner's Address?

Item 3, oral questions. Mr. Arlooktoo.

ITEM NO. 3: ORAL QUESTIONS

Question 35-80(1): Facilities In Port Burwell

MR. ARLOOKTOO: (Translation) Mr. Speaker, my question relates to sealing. My constituents back in Cape Dorset have asked the question concerning the facilities in Port Burwell, the facilities for the people of Cape Dorset. I wish to know what is going to be happening. When I was in Yellowknife I was asked to look into this and I would like to be able to know what you can tell me about the facilities in Port Burwell.

Question 36-80(1): Outpost Camps, Lake Harbour And Cape Dorset

The second question is from Lake Harbour as well as Cape Dorset. There are outpost camps there and at this time they have not received any assistance. They are very unhappy about the fact that they have not been able to get any assistance as far as this is concerned.

Question 37-80(1): Problems, Unincorporated Settlements

Thirdly, this relates to a couple of settlements in my constituency that are not incorporated and they have been having problems with the wildlife and seals. They have also problems with fire trucks. Considering these two unincorporated settlements, they have very serious facilities to work with and they would like to be able to see something whereby this can be resolved. I would like to be able to get some reply to this and I think all these will have to be considered very carefully because they are big concerns of my constituents. This is only the beginning of what I want to say. Thank you very much.

MR. SPEAKER: Thank you, Mr. Arlooktoo. We would appreciate, of course, if when questions, oral questions, are asked that they be asked specifically of Ministers so that an appropriate Minister can be alerted to the fact that he will have to answer it. Three questions were asked. Who is prepared to answer them? Mr. Braden.

HON. GEORGE BRADEN: Mr. Speaker, in view of Mr. Nerysoo's absence I will take Mr. Arlooktoo's second question concerning outpost camps as notice and ensure that a reply is prepared and brought back to this House. Similarly, on the issue of Port Burwell my department has been involved in consideration of the facilities at Port Burwell and to ensure that Mr. Arlooktoo gets a detailed response I will take that question as notice and report back.

MR. SPEAKER: That is for two questions. I believe there was one other. I think it was on unincorporated communities. Mr. Wah-Shee.

HON. JAMES WAH-SHEE: Yes, Mr. Speaker. I will look into the question raised by the hon. Member and I will get together with him with the return that he wants in regard to his question.

MR. SPEAKER: Thank you, Mr. Wah-Shee. Oral questions, other questions?

Item 4, questions and returns.

ITEM NO. 4: QUESTIONS AND RETURNS

Question, Mr. Curley.

Question 38-80(1): Statistics On Ethnic Lines

MR. CURLEY: Mr. Speaker, my question is directed to the Minister of Education. I wish to ask him if it is a policy of this government not to provide statistics on ethnic lines; that is, Inuit, Dene, Metis and others? In view of the fact that the Minister seemed to imply yesterday that the government statistics were based on "people", could this policy on statistics be clarified and explained to this House?

MR. SPEAKER: Mr. Butters.

Partial Return To Question 38-80(1): Statistics On Ethnic Lines

HON. TOM BUTTERS: Mr. Speaker, I would expect that the filed reply will contain reference to that aspect. I was responding within just my own personal knowledge. I do not think it is the policy to collect such statistics on ethnic lines or the practice, but I will find out and that response will be contained in the filed replies, sir.

MR. SPEAKER: Thank you. Other questions? Mr. Stewart.

Question 39-80(1): Classroom Assistant At Reserve In Hay River

MR. STEWART: Mr. Speaker, would the Minister of Education advise if he is able to meet the request of the Hay River Dene band council in supplying a classroom assistant to the school on the reserve in Hay River?

HON. TOM BUTTERS: Mr. Speaker, I thank the hon. Member for notice of his question. I am aware by telegram of the requirement of that school and it is currently being examined to see if our resources can be worked to provide some alleviation of the problem there. But in the same manner I will file a reply to the question later on in this session.

MR. SPEAKER: Thank you, Hon. Mr. Butters. Other questions? Mr. Evaluarjuk.

Question 40-80(1): Additional Visits From Dentists And Optometrists

MR. EVALUARJUK: (Translation) Mr. Speaker, this question is for the Social Services Minister concerning the optometrist. People would like dentists and optometrists to come to the settlements more frequently. Optometrists are especially wanted, for young people today wear glasses more and glasses are not very comfortable to wear in the cold weather. If contact lenses are given instead of glasses, that would be better. Maybe this can be investigated by the people in the department who are responsible. Thank you.

six and a half per cent of that so we spent an average in 1979 in Rae units of over \$2000. In 1980 that percentage of the total maintenance funds of all communities has been considerably reduced. In 1979 it approximated \$340,000 throughout for all communities. In 1980 it will be roughly half that amount so that the amount of money we will be spending for maintenance funds in all communities will be just over \$700 this coming year but in Rae it would approximate \$1000. Mr. Forrest maybe can give you further information on that, but that gives you an indication, Mr. Chairman, and the hon. Member, of the funding that has gone on in the past and for next year.

MR. FORREST: Added to the last figure that Mr. McCallum gave is an additional figure in the amount of half a million dollars that we will be spending in Rae this year on the major rehabilitation of 20 units. Also in addition to that we have just concluded today a negotiation with CMHC for super insulating 120 of our 143 houses, existing houses in Rae, so by the end of this fiscal year all houses in Rae will have super insulation thereby reducing fuel consumption and 20 houses will have major rehabilitation and the balance of the houses will have approximately \$1000 spent on them.

THE CHAIRMAN (Mr. Tologanak): Did you have any further questions, Mrs. Sorensen?

MRS. SORENSEN: No.

THE CHAIRMAN (Mr. Tologanak): Mr. Noah.

Housing At Baker Lake

MR. NOAH: (Translation) Mr. Chairman, I have a question for the Housing Corporation. Yesterday I forgot to mention it. There are six or seven houses in Baker Lake, rental houses around the garbage disposal area and I was wondering if they had any form of assistance to help us out. I would think the territorial government would have funding to relieve these units. If this is put aside for the next year, it is becoming quite dangerous as far as health is concerned. The Housing Corporation, I was wondering if you had any money to assist this community with the six or seven units. We will have to, I think, rehabilitate those buildings and we would like some assistance.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, may I request Mr. Forrest to reply?

MR. FORREST: Thank you. Mr. Chairman, these houses, these seven units are built on a landfill site, inundated, in fact. It was originally a garbage site and the poison is leaching through the earth. We have investigated with the Department of Public Works and our counterparts in Local Government and we have determined that we cannot remove this hazard so therefore in co-operation with the municipality and the housing association we are moving the seven units onto proper land. This does not include the ten units of major rehabilitation, so in effect we will be doing ten units of major rehabilitation, we will be moving these other seven units and spending up to the amount of about \$7500 on these seven units. Thank you.

THE CHAIRMAN (Mr. Tologanak): Any further questions, Mr. Noah?

MR. NOAH: (Translation) Mr. Chairman, the residents of Baker Lake would like them moved to another location. There is a great deal -- put them back on. That was an interim idea. At this time in Baker Lake it seems that we are going to be moving a lot. I think at this present time it is not very clear that these will be rehabilitated. In the communities we have three feet of snow now and I am concerned about this item. I would prefer to rebuild the foundation and after that we can put these buildings back on the original lot.

THE CHAIRMAN (Mr. Tologanak): Mr. Forrest.

Health Hazard Of Present Site

MR. FORREST: Thank you. Our decision was based upon the best information that we could receive from the Department of Health. Now, further maybe to help Mr. Noah, the Department of Health has suggested to us that it may take several years to decontaminate the poisonous emissions coming from the ground. So that was the basis of our determination that these lands could be used in the future for new houses when required two or three years from now, but I feel quite strongly that it is a health hazard and we must depend upon the Department of Health monitoring these lands, but I agree with Mr. Noah.

MR. NOAH: (Translation) I am not trying to argue about this, but after we met we thought it would be better to just clean up the foundations so that we will not spend so much more money on these units.

THE CHAIRMAN (Mr. Tologanak): Mr. Fraser.

MR. FRASER: Thank you, Mr. Chairman. My question, Mr. Chairman, is directed to the housing official and I would like to know if there was any discussion by government or others that the Housing Corporation take over government staff housing and federal staff housing in communities where possible. That is my first question, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum.

HON. ARNOLD McCALLUM: Just to clarify the question, is the hon. Member referring to the construction of other government housing, both territorial and/or federal, by the Housing Corporation, or is that in actual fact taking over existing units?

THE CHAIRMAN (Mr. Tologanak): Would you clarify your question, Mr. Fraser?

MR. FRASER: Mr. Chairman, I am sorry, I am talking about taking over the maintenance of existing units, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum.

Maintenance Of Government Housing

HON. ARNOLD McCALLUM: Mr. Chairman, I indicated yesterday that in point of fact we were dealing with the Department of Public Works in Edmonton on taking over, trying to take over federal housing. We are in active discussion on that aspect. If we were to take over those particular units and reach an agreement then obviously the housing association that would be in a particular community would be involved with the maintenance of those units.

In point of fact, Mr. Chairman, in some communities that has occurred where territorial government housing has been turned over to the local housing association, rents collected, maintenance done by the housing association. So that in essence, Mr. Chairman, we have already begun that kind of idea or concept. We would obviously want to pursue that where it is feasible and where we are able to arrive at negotiations, arrive at a satisfactory conclusion to negotiations with both governments, federal and territorial. Mr. Forrest may want to comment further.

MR. FURREST: Thank you. I believe, Mr. Fraser, you used the word "others" in there. I would suggest that others could be the housing associations. During our November conference in the Central Arctic 26 resolutions were passed to direct this corporation to do many things and one of the resolutions was that this corporation enter into direct negotiations with the Government of the Northwest Territories to take over the operation and maintenance of staff housing, both territorial and federal staff housing. This is now before our board of directors for consideration and upon their direction then the administration will be dealing with the Government of the Northwest Territories to this effect.

MR. FRASER: Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): Go ahead, Mr. Fraser.

Duplication Of Maintenance Costs

MR. FRASER: Thank you, Mr. Chairman. It seems to me less expensive if one department would look after housing. In a small place like Norman Wells where we have a population of roughly 400 people we have three different housing authorities. We have the federal government housing staff, we have the territorial housing staff and we have the housing association to look after just a few houses. It would seem that if whoever takes over, it does not matter who takes over whether it is the housing association or the territorial government, but it seems to me like they are duplicating work. The territorial government has a staff in there of carpenters and plumbers, and if the housing association wants something done they have to bring in somebody from Inuvik. I think the money is all coming out of the same pocket if I am thinking right, and that they should maybe utilize some of the staff that the territorial government has in there to do housing association maintenance or vice versa.

I would strongly recommend that they get together so that we do not have three different maintenance supervisors or maintenance men in the community. Another way they could possibly get out of it, where at all possible, is to contract the maintenance out. If there was a contractor set up to do maintenance on furnaces, carpenter work, plumbing, electrical work, it might be a lot cheaper to get rid of or maybe move some of the staff where they are needed most and then contract some of the work out. I think maybe some departments whether it is the housing association or the territorial Department of Public Works should be looking into the possibility of having it done by contract or getting together to get the work done on these houses. My question would be, Mr. Chairman, are they looking into the possibility of hiring contractors or giving the work out to local contractors where at all possible?

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Fraser. Mr. Fraser, can I ask you if Mr. McCallum or Mr. Forrest can reply after the tea break?

MR. FRASER: Thank you, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): The committee will recess for 15 minutes for a tea break.

---SHORT RECESS

THE CHAIRMAN (Mr. Tologanak): The committee will come to order. Mr. Fraser had asked a question. Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, I had indicated to the Member that yes, we are pursuing that aspect of maintenance that he has suggested. In fact, with some associations that is now being done. We agree that there must be a better consolidation of that part of housing, that is in terms of maintenance and we would actively pursue it.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. McCallum. Mr. Patterson.

MR. PATTERSON: Thank you. I would like to ask Mr. Forrest, Mr. Chairman, you said yesterday that 28 per cent of all of the houses that you build in the coming year will be for home ownership and that that, in conjunction with decreasing fuel consumption costs, will encourage home ownership. I would like to know what the terms are for the 28 per cent of the houses that you build, the terms for people to become owners? Have you got a program worked out now whereby people will lease to purchase? Will they have to arrange their own financing? Can you give me the numbers of people becoming owners of these homes, please?

Assistance Programs For Home Ownership

HON. ARNOLD McCALLUM: Mr. Chairman, is the Member asking what kind of programs we now have in place that would enable an individual to purchase a home? I will let Mr. Forrest respond to it, but I had indicated earlier that there is what is called the SSHAG program, the small settlement home assistance grant program which is a grant of \$10,000. There are units now in their final stages being built, that is, log construction. There are currently applications in a number of areas where logs can be readily acquired for that, under the same programs. There are approximately 16 to 22 units being planned for the applicants in various areas, obviously here in the West.

There are a number of other programs, one of which is the rural and remote housing program. We currently provide interim financing for people to acquire homes, that is interim financing that would be required; as it were up-front money, through funding through the National Housing Act and therefore through the CMHC being the mortgage money. Mr. Forrest would be able to go into it in more detail, but is that the intent of the question and is he looking for actual figures? I had indicated under the RRHP a sum of \$47,000 I think yesterday in speaking to that particular part, but I would let Mr. Forrest continue.

Rental Moneys Deducted From Sale Price

MR. FORREST: Thank you, Mr. McCallum. We also still provide the option on the northern territorial rental program where these houses can be purchased by the home owner and all moneys paid by rent is deducted from the sale price. We have recently sold one of these northern territorial rentals in Rae that is being refurbished and rebuilt. Mr. McCallum has spoken to the small settlement home assistance grant program which is applicable to below the tree line. We have a similar program above the tree line and as I believe I mentioned, we will be having a meeting with prospective home owners in Rankin Inlet in the month of April that has been called by the local people and one of them is a prospective home owner himself.

We have been invited to attend to present our program, along with the Inuit Non-profit Housing Corporation, and as a result of this meeting we will be tabling our findings to our board, then hopefully we can develop jointly a program with CMHC. Mr. McCallum has mentioned the RRHP. We have had teething difficulties with this program. It is a southern program and we are now more properly adapting it to the North. We are currently interim financing 14 homes for home ownership. We have three additional programs in the developmental stage by our programs and operations division and upon the success of this it will also be tabled.

We are currently negotiating with CMHC for a breakdown in the loan rate or mortgage rate from 13.5 per cent to a very low percentage pay-back. In other words, the Government of Canada would pick up in excess of ten points of the 13.5 points so all in all we have four programs in the works now and four more in the developmental stage.

THE CHAIRMAN (Mr. Tologanak): Mr. Patterson, does that satisfy your question?

MR. PATTERSON: Yes. Please go ahead with full vigour in that direction. May I say thank you?

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Patterson. Mr. Evaluarjuk.

Statistics For Baffin Region

MR. EVALUARJUK: (Translation) Mr. Chairman, I have a question. Are there any home owners in the Baffin region and, if there are, how many people own houses or are they in the process of thinking of getting homes? We would like to be home owners, but it is impossible in the Baffin region; the sewage, garbage, water, all the municipal services provided by the hamlets. How do I go about it if I want to buy the house I am renting now? How do I go about it if I wanted to own it? Where would I get help? The houses that were built in 1978, three different houses, how much is a three bedroom house? If you have any figures on that, I would like to get a reply. Thank you.

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: That is called a swifty. Mr. Chairman, may I have Mr. Forrest reply to that? I think we are going back in time, in terms of the Member's questions to the relationship with the local municipal governments so I would ask Mr. Forrest to respond.

MR. FORREST: Thank you, Mr. McCallum. Mr. Chairman, to my knowledge there are only eight homes owned by private home owners in the Baffin and they are all in Frobisher Bay. I have heard it said publicly but not by me or our staff that only the rich can own their own homes above the tree line. We do not subscribe to that. It is worth mentioning it. This leads into the question that what does home ownership mean to the individual? So we are beginning our program in the form of an education program of what home ownership means. What does it mean to the individual? What does it mean to ourselves? Our conference to be held in April in the Keewatin, and there will be representatives of the Baffin invited, that is where we are starting. We are starting at that point and we are starting on, what can an individual afford? What is his responsibility? Then we go from there. The design and the building and the subsidy all become very academic after that point. Thank you.

THE CHAIRMAN (Mr. Patterson): Mr. Evaluarjuk, are you satisfied?

MR. EVALUARJUK: (Translation) That answers my question, but I wanted to ask about the three bedroom houses that were built. What is the estimated cost of one house if I were to purchase one?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, again I would ask Mr. Forrest to respond.

Sale Of Public Housing

MR. FORREST: Currently that is not possible. Under public housing the house is always vested in the ownership of this corporation. However, the northern territorial houses are available for sale. Now that is not to say that we are not pursuing the sale of public housing -- a change in the National Housing Act for us to sell public housing, say a 1978 house, but I would hasten to add that you would be ill-advised to buy a 1978 house. You could not possibly afford even with a heavy subsidy to pay for the house. It is not the right house for purchase. What I would further suggest, as we develop our proper house that could be properly mortgaged at this new rate I am speaking of and for it to be energy efficient -- that is the house you should consider buying. In fact, I would take my own advice. That is the only house I would buy.

THE CHAIRMAN (Mr. Patterson): Mr. Nerysoo.

HON. RICHARD NERYSOO: Yes, Mr. Chairman. I have a question regarding the policies on log building, for instance. I realize that you have presently cabins or housing that is being constructed by logs, pièce en pièce, but do you, in future, want or are you going to have other designs other than the pièce en pièce?

HON. ARNOLD McCALLUM: Mr. Chairman, I think that is a question of a technical nature that, again, I would ask Mr. Forrest to respond to.

Structure Of Log Housing

MR. FORREST: Yes. The design of the house and the material used is dependent on the structural capability of that material. In the lower Mackenzie where we have good timber, then we use a traditional or recommend a traditional form of log housing design which is architecturally designed by the architect that we retain, with his experience. We use pièce en pièce which is a system that was first introduced in Canada by the Hudson's Bay Company about the 17th century; that is, we use short logs that are winding, that are north of Great Slave Lake and we have met with success there. I just received a letter from Canada Mortgage and Housing Corporation whereby they have placed a moratorium on financing any log building for the future in the Northwest Territories, but we have chosen to proceed with our program as it is designed. So it depends again on the structural capability of the timber in that community.

THE CHAIRMAN (Mr. Patterson): Thank you.

HON. RICHARD NERYSOO: Mr. Chairman, I have another question regarding the capabilities or facilities which we could hopefully obtain to, in fact, use the forest that we have in the Western Arctic basically -- wood-burning facilities. Are you in fact investigating or trying to determine whether or not such facilities do in fact exist? Will you provide these facilities?

MR. FORREST: I hope I can keep a straight face with this answer because being a Forrest, I am very conscious of this. Seriously, all of the 22 units currently being planned in Fort Smith, Fort Simpson, Fort Resolution and Rae have wood-burning stoves, airtight stoves with a separate air distribution system. This has been requested by the individual home owners. We have entered into an arrangement with them to purchase in volume these furnace stoves and will resell them at our cost.

HON. ARNOLD McCALLUM: Mr. Chairman, one further comment. We have, through the corporation, had local people from various of these areas that have just been indicated, attending courses in various log house construction. We are now in the process of utilizing that kind of knowledge to provide differentiated log house construction in some of the areas.

THE CHAIRMAN (Mr. Patterson): Thank you. Did you have a further supplementary, Mr. Nerysoo? Go ahead.

Replacement Of Oil Furnaces

HON. RICHARD NERYSOO: Just, Mr. Chairman, I want to ask whether or not, if there is a future requirement or a request from the communities asking for their oil furnaces that they presently have to be replaced by wood-burning furnaces or stoves, this request would be looked at seriously.

MR. FORREST: Thank you. Yes, that is true. The house designs that we are coming out with for this year can be fired by wood, by a space heater that is of fairly new design of Coleman of Canada or by a central system, depending on the wishes and the financial capability of the individual home owner. If you look at page one, under Mr. Parker's signature you will see a typical log house that was built in Lac la Martre under the SSHAG program. This house costs \$23,000. We paid our contribution which was \$10,000 and the owners' was the balance. As we referred to in our previous statement, one of the three programs that is in the developmental stage is to stack on top of that \$10,000 grant a low interest mortgage loan to be arranged by CMHC, guaranteed by this corporation, but to be paid by the prospective home owner.

THE CHAIRMAN (Mr. Patterson): You are next, Mr. Stewart.

MR. STEWART: Thank you, Mr. Chairman. This is kind of like throwing the cat among the pigeons, but the question that I am not completely clear on is with regard to the Housing Corporation. In my opinion the Housing Corporation really is a social assistance program built into a housing program. It seems to me that the corporate structure, if your business is building houses, should be to do exactly that, to build houses and that the maintenance should be looked after probably by the corporation, but the cost of these things, the added cost of supplying oil and utilities and the cost of maintenance should properly be borne by Social Services. If you have a building program and if your corporation is losing more than 100 per cent of the value of the houses, as I understood you to say the other day, basically the cost of the building is not the big cost to the corporation but rather the maintenance and the operation of these houses. Possibly if you restricted the corporation to doing the house building and the maintenance and letting Social Services look after the costs of these things, then maybe then we could get into private home ownership.

Duplication Of Services

If you could build a house and turn it over for nothing to a person in a location then they would get the required assistance from the Social Services people to pay their oil bill or whatever or part thereof, but it seems we have two structures. We have a Department of Social Services that knows the amount of money that you make and the whole bit. Then you have got another group coming along and they want to know the same thing to set the rates of rent for your housing, to see how much help you can get. It seems to me that we have a duplication of service, to a point, between the two.

Now, I know that it is probably standard in Canada but I never could quite understand why we had two such bodies, because as far as I am concerned if I was a corporation and was in the social welfare business -- yet we have a social welfare department. So why?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, maybe I could defer on this. I have kind of a conflict of interest in this at the present time. I think that I would want to comment to some degree when we get into one of the other departments that I have, in terms of social services. As has been indicated, if I get the hats all together they may droop a little bit, so I will defer to Mr. Forrest for his comments in terms of housing.

THE CHAIRMAN (Mr. Patterson): Maybe you need two heads, Mr. McCallum.

HON. ARNOLD McCALLUM: Do not start on that. There could be a couple of other succeeding comments. I need another hole in the head like...

THE CHAIRMAN (Mr. Patterson): Mr. Forrest.

Social Element In Housing

MR. FORREST: Mr. Stewart asked a very provocative question. It is now the cat among the pigeons. When I first came to the North I would have, then, agreed with his observations, but I have since learned that his comment is not the obvious division of authority and I now believe we are in the social housing business in total, with the greatest emphasis on the social area, for example people development through various programs. How can we develop better houses if we do not have the social aspect? After all, in my own field and in my own discipline I must understand who is going to live in the house, what are their special requirements and what are their lifestyles. I cannot interpret that through any other agency other than through my own experience and through my own eyes. So that is an opinion that I have and it is a personal opinion that I have, but I can assure you that that is an opinion that is served by our corporation and if that element of the social was taken and removed from us then I would suggest to you that your social housing in the future will be like it was in the past with a lot of houses being parachuted in, prefabricated units from the South being dropped into the communities. I feel quite strong in those statements. Thank you.

THE CHAIRMAN (Mr. Patterson): Mr. Stewart.

A Question Of Dollars And Cents

MR. STEWART: A supplementary. I had no intention of the corporation not building and having social contact with the people in building the type of houses that are required in different areas. I was specifically interested to know why does Social Services not pay the overruns for utilities and these types of things? It is a different question. I am talking dollars and cents because we have two departments in the same field and there is an overlap in most of the small areas where you have people in the Department of Social Services and you also have people in the Housing Corporation and they all want to know your private business and so on and so forth. Why does one group not look after the needs of the people in that area, the extra financing, if they are not able to look after themselves, whether it be a loaf of bread or a house to live in?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, I recognize and appreciate the comments of the Member and what he is suggesting. There are, of course, some difficulties involved with it, but that is not to say, Mr. Chairman, that we are not to some degree doing that. We have an arrangement now with Social Services and Health and the Housing Corporation whereby we do get into tripartite agreements I guess, specifically, in the construction of senior citizens' accommodation and we will be pursuing that particular aspect as well. It may well be that we would take note of the comments of the Member and discuss that further within that kind of a meeting.

Interdepartmental Discussions Easier

As I indicated there are some concerns. To follow that, you may very well place many more people on social assistance, but nevertheless I would appreciate or I do appreciate the comments. That again is one aspect that we are able to bring together now, not that they have not been in the past, but now with a little bit more ease -- Health, Social Services and the Housing Corporation -- one of the things that we would discuss in terms of getting those departments together.

THE CHAIRMAN (Mr. Patterson): Did you have anything more, Mr. Stewart?

MR. STEWART: Yes.

THE CHAIRMAN (Mr. Patterson): Go ahead.

MR. STEWART: I think if you are seriously trying to promote home ownership that this is one step that should go a long way to helping promote home ownership, because there is a certain thing about certain people that say, "Well, social assistance, I am not having any of that." Whereas right today, as it stands today, a person who lives and owns their own home in the Northwest Territories has got to have bolts in his head for the way the situation is right today. Until we make some positive moves towards recognizing exactly what we are doing and placing the onus on the person and calling a spade a spade and not hiding the subsidies in manners that are socially acceptable, then we are not going to get the end result that we are looking for. At least I do not think you are going to get it. So I would hope that we could have a look at an arrangement of this nature whether it is social services or whatever other means are used, but I think that the Housing Corporation should build houses after consultation with the people in the area and maintain them and that the financing of it should be left to another department.

THE CHAIRMAN (Mr. Patterson): Thank you.

HON. ARNOLD McCALLUM: Mr. Chairman, if I may, certainly I think that we have moved forward in the direction that both Mr. Forrest and I indicated yesterday in building homes on the advice of people who live in various communities. I passed it around and by the way, I did not get it back again, that plan for three and four bedroom houses. If anybody knows where it is I would like to get it back again. Thank you. Just as a facetious remark you said something about getting two heads. I fall into that category that Mr. Stewart referred to. I own my own home in the Territories so if I have got holes in my head now I do not need a couple of heads. Mr. Chairman, maybe Mr. Forrest would like to make a comment, not on the last comment that I made.

Present Rent From Social Services

MR. FORREST: I would like this Assembly to know that for people who are on welfare, we do receive payment as rent from the Department of Social Services but only minimum rent, only \$28 a month and maybe this should be reviewed. We feel quite strongly. It is often said, what difference does it make whose pocket it comes out of? And I tend to agree with Mr. Stewart that, yes, it does depend on which pocket it is coming from.

THE CHAIRMAN (Mr. Patterson): Thank you, Mr. Forrest. Hon. Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: Thank you, Mr. Chairman. I have a few questions related to rental recoveries but I would like to preface them with a couple of comments and one would be with respect to the question that has just been raised. I see the objectives of the Housing Corporation noted on the first page of the 1978 annual report and without question the order in which those objectives is listed, whether or not they were intended to indicate any priority, is certainly a satisfactory priority as far as I am concerned. The first of them is to develop, co-ordinate and direct social housing programs based on need, environment and research so as to make available an adequate standard of housing to all residents of the Northwest Territories. To me that must come far ahead of any objective to encourage private home ownership in the Northwest Territories.

Exploitation Of Social Assistance

I would like to say that without question I support genuine social assistance programs. I believe that society does not always distribute its benefits fairly in the ordinary system that is established by way of economic forces and that some readjustment is necessary and that is why we have social assistance programs. I fully support those that we have, but looking at history I see that they can be abused. They can be exploited and I am disturbed when that happens because that brings about the damages, it damages the reputation of good social assistance programs.

I am not at all wishing to suggest that this Housing Corporation program is being abused or exploited. Merely I wish to ask a couple of questions in connection with that. I can see that you would be under plenty of pressure to minimize rental rates. I notice that the formula that you have established, you acknowledge that although more people are paying rent, you are actually receiving less total rent than was received before. So the kinds of questions that I will ask and would like you to answer have to do with the rate of rental recoveries. How does your level of recovery compare with other public housing in Canada, making allowances for any difference in standard of living? Are you satisfied that 15 per cent is an adequate level, given the standard of living in the North in public housing? Are the maximums and minimums that people are charged realistic, in view of the cost of living and in view of the standard of living? Are those maximums and minimums reappraised on a regular basis?

Finally, I do not see in the report any indication of levies that are made but not recovered. Could you give me an indication of what is the extent of where rents are levied but you do not collect for one reason or another and whether there is any penalty and so on?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, I think the questions that the Member is asking tend more to the administrative side of things and I would defer to Mr. Forrest if, in fact, he has that information available at the present time. I am sure if it is not, that information can be obtained. In line with what we indicated yesterday to the Member from Hay River we would later provide it. Mr. Forrest may well have it now.

Pressure To Minimize Rental Rates

MR. FORREST: Thank you, Mr. McCallum. Mr. Chairman, again 100 per cent of our more serious problems is in the area that the Member just mentioned. He spoke about the pressure on us to minimize our rental rates. I think we have heard of it in the last two days from the House, as well as our 4100 tenants. It is a horrendous problem but I do not think passing it over to Social Services is the answer. The rent, as it relates to other parts of Canada, I will make available to the Member, to this House, if necessary. A document that I have before me -- but just very quickly I believe you have it -- is monthly rent in public housing of a two parent family with two children under 18, wife not working and the husband's salary is \$10,000 a year for a three bedroom unit.

HON. ARNOLD McCALLUM: Excuse me, Mr. Chairman. I misinformed Mr. Forrest. Members do not have that. We can make that available. That is on a province-to-province basis, every province included and both territories, on the particular unit Mr. Forrest has indicated, a three bedroom unit where the wife is not working and the husband's salary is \$10,000 a year, a two parent family with two children under the age of 18. So we will make that available to you.

MR. FORREST: Just briefly, in zone five the assessment is \$95.58, which represents 11.2 per cent of the income to the more affluent areas of our country, jumping to Newfoundland which is \$208 a month plus eight dollars for electricity which represents 23.9 per cent of the income. It varies in the South of Canada from 21 per cent of gross income to 23.9 per cent of gross income; whereas in the Territories between zones one and five it represents 14.4 per cent to 11.2 per cent. So these figures we will make available to you during this sitting.

Minimum Assessment Inadequate

Your next question, you ask is it adequate? Certainly not. It is not adequate by tenfold. Our average income being \$70 a month and our operating cost of \$700 a month it is certainly not adequate. The question on the maximum and the minimum, are they realistic? The maximum is realistic because it relates to staff housing directly, less furniture. The minimum, no, it is not adequate, but many years ago the Government of Canada--and this was taken over by the Government of the Northwest Territories--assessed two dollars a month rent with a promise that that would be all it would be for ever and we are still living with that cost. That question comes up to us constantly. However we have gradually increased the minimum to \$28 and hopefully to \$32, but this will be in the consultative process in the communities. These figures are reappraised each year in conformity with the union negotiations with the Public Service Association and the Government of the Northwest Territories as it relates to rental accommodation.

I believe your last question was on levies made. I interpret that as to our ability to collect rent and that is, we collect 85 per cent of tenants' rent of the total in the Northwest Territories. As I mentioned yesterday, with this new scale it is \$680,000 shortfall for last year and it well could be and probably will be one million dollars for next year, but any adjustment to rent must be totally supported, not only by our board, but by this House. We are not the only people who can really create this awareness without your support.

HON. ARNOLD McCALLUM: Mr. Chairman, I should say that Mr. Forrest has indicated that our recovery rate is about 85 per cent. Obviously as the Member will appreciate, it would vary from community to community, but as a generalization that holds true. It is in that ballpark figure of 85 per cent. It may be greater in some communities, it may be less, but we do collect our rent at that rate.

THE CHAIRMAN (Mr. Patterson): Supplementary, Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: Yes. Two or three points arose as a result of this and may I have your indulgence to deal with that?

THE CHAIRMAN (Mr. Patterson): Certainly.

Operating Costs Concern Of Corporation

HON. ROBERT H. MacQUARRIE: First a comment, Mr. Forrest. I did not suggest passing over to Social Services the function of payments. I will agree with you it should remain with the Housing Corporation because if it did not I could see a situation developing where you build houses and were no longer concerned about what it costs to operate them, whether they were energy efficient or not. You would leave that to somebody else to worry about and I do not think that would be a good situation. I have, I think, three questions here that arise as a result of your answers. Do I understand that where rents are not recovered, it is left to individual housing associations to do whatever they will, with respect to that account?

MR. FORREST: Thank you. This is an agonizing, obviously an agonizing question and the answer will be equally as agonizing. What does one do with bad debts? We do not evict many people. That is true in the South, an indiscriminating landlord. So what else -- what else do we have? That is our agony.

HON. ROBERT H. MacQUARRIE: With respect to our range of, I think you said, 11.2 per cent to 14.4 per cent of income being devoted to rent compared, for instance, I think you gave the Newfoundland example of 23.9 per cent, are we the lowest in Canada then? That is for the percentage of income allotted to rent.

HON. ARNOLD McCALLUM: Mr. Chairman, yes, that is correct.

HON. ROBERT H. MacQUARRIE: So I suppose I would have to raise the question again -- I am sorry, Mr. McCallum.

N.W.T. Rental Based On Residual Income

HON. ARNOLD McCALLUM: Mr. Chairman, I think we have to distinguish here. In the other parts or the provinces of Canada the percentage of rent charged is on gross income and you will recall that our rental fee is not on gross income. It is on gross income less what we term the basic living allowance and I think you must distinguish between those two, but in point of fact our percentages are less. It is 11.2 as Mr. Forrest said through to 14.4 depending upon the zones established in the Northwest Territories, but it is not on gross income. It is on residual income that we work ours; whereas in the provinces it is on gross income.

HON. ROBERT H. MacQUARRIE: Am I to understand then that I cannot make a comparison between the figure 14.4 per cent and 23.9 per cent?

HON. ARNOLD McCALLUM: Mr. Chairman, I think the Member could make a comparison. Mr. Forrest would possibly comment further on it.

HON. ROBERT H. MacQUARRIE: Mr. Chairman, if I could just clarify it before he answers and maybe that will help him answer. Maybe what I am saying is, it would be nice if we had figures that were directly comparable so that we could get an idea, either make both on gross income or on the residue -- what does that mean? Okay, I will accept the answer then.

THE CHAIRMAN (Mr. Patterson): Is that it, Mr. MacQuarrie?

HON. ROBERT H. MacQUARRIE: I would hope that he would answer the last question.

MR. FORREST: The answer is very simple. The answer is yes. For example, Mr. MacQuarrie, if you lived in Alberta and your gross monthly income was \$913.33 you would pay \$249.99 which is 28.5 per cent of your income. Working in the Northwest Territories at the same gross income and living in Yellowknife you would pay \$125.83 or 14.04 per cent. It is an apple and an apple. Our method of computation is different, that is the only thing.

Fair Return From Corporation

HON. ROBERT H. MacQUARRIE: Thank you. Mr. Chairman, a final comment then if I may. So with that kind of a comparison it seems to me that we may have to look seriously at whether or not we are getting a reasonable and fair return from the Housing Corporation; that is a question that must be asked it seems to me.

HON. ARNOLD McCALLUM: Mr. Chairman, that is correct.

THE CHAIRMAN (Mr. Patterson): Thank you. Next is Mr. Pudluk.

MR. PUDLUK: I do not have a question. I have forgotten my question.

THE CHAIRMAN (Mr. Patterson): You do not have a question anymore? I hope we did not keep you waiting too long.

Phasing Out Matchboxes

MR. TOLOGANAK: Mr. Chairman, and I think this question has been raised for 15 or 17 years on numerous occasions in Ottawa and in Yellowknife and I realize the Housing Corporation allocates houses to the communities based on need. This question about the matchboxes, concerning the matchboxes, I believe the question arose back in the 60's when they said they were going to be replaced for better housing. What is the Housing Corporation's position on phasing out this 20 year question of matchboxes?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, I am just trying to get some background information on that. Mr. Chairman, while we are working towards that, I think we are just trying to get some information on it. If the Member has a further question I would come back to it, but I think that we can handle it.

THE CHAIRMAN (Mr. Patterson): Do you have a further question, Mr. Tologanak?

HON. ARNOLD McCALLUM: Mr. Chairman, I think that we could answer that question.

MR. FORREST: I believe, Mr. Chairman, the question was what are we doing about the northern territorial rentals and replacing these buildings with proper accommodation. Is that the question, Mr. Tologanak?

MR. TOLOGANAK: Mr. Chairman, that is pretty well the question, but the matchboxes are the one room houses that I am talking about.

MR. FORREST: Mr. Chairman, in our planning up to June of this year we were preparing to write off 200 of these units per year of which there are currently 1734, and they would have been written off in five years. However, due to the anticipated fiscal restraint we changed our program and for the years 1980 to 1984 we are not writing off any matchboxes, but from 1985 through 1989 we will be accelerating the write-off of these old units and replacing them with new, but this is strictly dependent on the ability of the two governments and ourselves as the facilitators to bring this about.

We can make this available to you also, because in 1989 we anticipate with these write-offs to have reasonably new buildings in the amount of 5700.

THE CHAIRMAN (Mr. Patterson): Anything further? Mr. Tologanak?

Rehabilitation Plans

MR. TOLOGANAK: Yes, Mr. Chairman, I have a further question. The rehab program that you presently have, in the reply you have said that by 1989 that you would get rid of these houses by then. Are you planning to rehab some of those old matchboxes? And a further question to that because I know the answer to the matchboxes; the new Weber summer cottages that were built in the last few years, are there any plans to upgrade or rehab those houses?

MR. FORREST: Yes, Mr. Tologanak, your first question on the matchboxes; the only work that we are going to do on them is to ensure safe and sanitary conditions with a minimum amount of investment, rather than throwing more good money after bad. Secondly, the units built under that parachuting program have become an increasing liability, those units built between 1974 and 1978, and we will begin a concerted effort on those buildings in 1981. About an average of five of those units are being rehabilitated each year, but we do not know all of the problems with them. They were poorly designed with inadequate structural form and with inadequate insulation and inadequate vapour barriers and I do not know very much that was adequate about them, but we are concerned and we will get a handle on that.

THE CHAIRMAN (Mr. Patterson): Anything further, Mr. Tologanak?

MR. TOLOGANAK: Thank you, Mr. Chairman, that is all I have.

THE CHAIRMAN (Mr. Patterson): Mr. Wah-Shee.

HON. JAMES WAH-SHEE: Yes, Mr. Chairman, I would like to ask a question regarding the Mackenzie Valley. My question is basically that since the Northwest Territories Housing Corporation has taken the initiative to hold regional conferences to do a review of the existing housing program, also to do a review of the housing design, have they got similar plans for the area of the Mackenzie Valley regarding the Dene community so that a review of the existing housing program as well as housing design could be discussed in consultation with the Dene community in the Mackenzie Valley?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, the answer is yes. We would obviously want to ensure that that kind of get together is part and parcel of the direction of the corporation. I think it is safe to say that the mechanics of getting such a conference together is in the offing and we would expect to be able to do that within the coming year. I am not sure whether a date has been set as to when it may happen. It may be earlier than in summer or it may be even later, but we would certainly attempt to do the same kind of thing that is now being done with other districts or other regional areas.

THE CHAIRMAN (Mr. Patterson): Mr. Wah-Shee.

HON. JAMES WAH-SHEE: Also could we have information regarding what areas of the Northwest Territories are considered zone one, zone two, three, four and five?

THE CHAIRMAN (Mr. Patterson): Mr. McCallum.

Explanation Of Zones

HON. ARNOLD McCALLUM: Mr. Chairman, the zones have been set up under Social Services, because we are talking about a basic living allowance which equals a food, clothing and personal care allowance. By and large those areas that are in zone one, and there are five zones, are the zones that are considered to be on the highway or on a highway. Those areas, if you like, Yellowknife, Rae-Edzo, Pine Point, Kakisa Lake, Hay River, Enterprise, Detah and Forts Providence, Resolution, Simpson and Smith.

THE CHAIRMAN (Mr. Patterson): Is that it, Mr. Wah-Shee?

HON. JAMES WAH-SHEE: Yes, Mr. Chairman. Thank you.

THE CHAIRMAN (Mr. Patterson): Mr. McLaughlin, you are next.

Costs By Department

MR. McLAUGHLIN: Mr. Chairman, during meetings of the finance committee we discussed on a few occasions the idea of a user-pay situation for the Department of Public Works so that the Department, for example, of Education if they are using ten houses in a community, that they would be charged rent for those ten houses and also charged for the maintenance of those houses, so that you could put a handle on what education really does cost. I would like to run an extension of this by the Minister in consideration of what Mr. Stewart said earlier.

What if all the houses owned by the Department of Public Works and other departments, if there are any, were transferred over to the Housing Corporation, then the local housing boards would allocate those houses in the communities as they saw the need. In this way you would prevent situations where a single person could be living in a two or three bedroom house because that house happens to be allocated to that department, where a social assistance family with five or six kids might be stuck in a two bedroom house because there are not any. It would also prevent departments from holding on to empty houses in the expectation that they might want them, while other departments are looking for houses to move into and I have seen this happen in a few communities, including Pine Point. I have also seen it happen between the federal government and the territorial government where one department, one government has empty houses and the other has full houses. I would just like some general comments and I do not expect firm answers on that.

HON. ARNOLD McCALLUM: Mr. Chairman, I could give the Member one firm answer and I indicated that yesterday. In areas where this government is to build staff housing next year and the corporation is building units in the same community the corporation will build those houses. So in point of fact I think we are getting away finally, from the idea that there were two departments, if you like, two agencies within this government constructing houses. That is not always possible because in some communities the Department of Public Works which for now has responsibility for the staff housing for this government is building, putting up units in communities where the corporation is not. Regardless, I would hope that we would be able to have the one agency within the government.

I know whereof the Member speaks, that in the not too recent past government departments became very much concerned and very parochial in the number of units that were set aside, as it were, or indicated to belong to particular departments and they became very possessive of those. For example, where an employee of one government department needed a unit, you could not move from one to the other. That obviously used to be the case with the federal government and hence in certain particular communities certain areas or sections of the communities became known by that term. I think there is still a term in the city of Yellowknife that there is a teachers' row. That was the case when I was here years ago and in Fort Smith not only did you have a teachers' row but you had a Department of Transport, you had the Health and Welfare section where people who were with Health and Welfare had their homes. You had that kind of situation so my only comment to the Member is that I hope we would be able to get away from that.

Advice On Building Locations

In conjunction with housing associations we attempt, in putting new units in communities, to not congregate all the units in one particular block, one particular area, rather have the association, local association provide the advice as to where we could obtain suitable building lots and have them spread throughout the community. But I would take the Member's comments as advice and obviously work toward it as I am sure the other members within the government and in total within the House would want to see that, to move along toward that.

THE CHAIRMAN (Mr. Patterson): Yes, Mr. McLaughlin?

MR. McLAUGHLIN: In particular do you think the Housing Corporation would like to take over the role of owning all the houses that are presently with the territorial government? Your answer actually was my question. I would still like to run by you the idea of, would you people like to take those things over and manage them all and co-ordinate the rental with some idea of charging out those costs to the various departments including, as Mr. Stewart said, the Department of Social Services or the Department of Health if the situation arose whereby they would be subsidizing the living of an individual in social need?

HON. ARNOLD McCALLUM: Mr. Chairman, I understood from the Member's previous remarks that he wanted a comment on it and I simply commented on it. He has raised a particular question. I think in dealing with the questions or the comments raised by the Member from Hay River we commented on that, attempted to answer the question by suggesting that at the present time we have a tripartite group together in the Departments of Social Services and Health and the Housing Corporation whereby we would pursue a conclusion or take a look at some of the recommendations, some of the advice that was given us.

Control Of Inventory By Housing Corporation

As to whether I believe or whether the board believes that the Housing Corporation should control all housing and have all housing under their inventory, first and foremost, no, I would not believe that personally. I would rather see people who are within the government, for example, in staff, acquire their own homes if they intend to pursue a livelihood in the Northwest Territories. How long one should have to make up their minds if, in fact, they want to pursue that livelihood in the North is a different question. But no, I would not want to see the Housing Corporation take all housing units under their wing, as it were, and be responsible for all. That is not to say that I would not want to see the Housing Corporation be involved in the construction of both staff and other housing in the Territories. I think that is something that I would support because I think the Housing Corporation can put housing up for everybody at a better particular price. Mr. Forrest may want to comment as well.

THE CHAIRMAN (Mr. Patterson): Briefly, please, Mr. Forrest. We are getting thirsty.

HON. ARNOLD McCALLUM: Have a glass of water.

MR. FORREST: There are many pressures upon us, as Mr. McLaughlin has alluded to. One is the people in the communities and the housing associations. The other is to be tabled, the Commissioner's Task Force on Employee Housing, 1979. I decline any personal comment. We have 4100 problems now. I will just leave my comment brief and to that point.

THE CHAIRMAN (Mr. Patterson): Thank you, Mr. Forrest. Looking at the clock it is tea time, high time for tea. 15 minutes recess.

---SHORT RECESS

THE CHAIRMAN (Mr. Tologanak): The committee will come to order. Is it Members' wish to pursue the general discussion or are we getting close to getting into the actual estimates? Can I have some indication, please? We have Mr. Nerysoo next in line but anyone who has not spoken can speak. Ms. Cournoyea.

MS. COURNOYEA: Mr. Chairman, I have two questions and the first one, what I would like to know is the involvement of the Housing Corporation in terms of community decisions to move towards other than pick-up and delivery service of water and sewage. At what point in time does the Housing Corporation consider that it is financially better to help a community and be involved with the community development of a utilidor system?

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, there is an involvement of the Housing Corporation but only to help co-ordinate things. More properly that pertains to the Department of Local Government than it does to the Housing Corporation, but let me reiterate that in fact we do become involved. Those kinds of municipal services are in reality the responsibility of the Department of Local Government rather than the Housing Corporation. If I may, Mr. Chairman, we do get involved, as I said, with co-ordination, but we are also involved with payment of those particular services but not in the planning.

THE CHAIRMAN (Mr. Tologanak): Did you have a further question, Ms. Cournoyea?

MS. COURNOYEA: I have a further question but I do not think my question has been answered. Perhaps I may place the question again in a different more understandable way.

THE CHAIRMAN (Mr. Tologanak): Go ahead.

Utilidor Systems

MS. COURNOYEA: The Northwest Territories Housing Corporation is a major supplier of houses in the majority of communities. There are a certain number of private home owners. When it comes to the point of taxing individuals or the Housing Corporation there is a point in time where it is better to look toward a pipe facility rather than delivery and pick-up of sewage and garbage. It seems to me that at some point in time the Housing Corporation would be evaluating their presence in that community and deciding whether they should tap in or what their contribution, possibly in co-operation with Local Government, should be. There is a point in time that you must, I would assume, feel that it is better for a community because of population size that you should move towards the support of a utilidor system and I was wondering at what point in time do you come to that conclusion or have you done that at all?

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, the Member is correct. There is obviously a time when we sit down and discuss with Local Government as to what would be more economically feasible, to continue with one method rather than to go into another. I think I would ask Mr. Forrest to give an indication of what has been that kind of policy in the past, what number of units or that kind of thing in relation to that question.

MR. FORREST: Thank you, Mr. McCallum. This current year we are expending \$800,000 on utilidor and utilidor hookup. This is primarily dependent on the community. Number one, is there a utilidor system? Two, does the present system have the capacity to be extended? If so, then we work in conjunction with Local Government. For example, last year we completed phase two in Rae-Edzo for the utilidor and the utilidor hookup. We are currently connecting 21 of our units to the utilidor system in Frobisher Bay and in other communities but the decision is made for a utilidor system by other than the corporation.

Once that decision is made, then we become involved. There will be occasions whereby we will initiate utilidors, depending on the sanitary conditions of the community.

THE CHAIRMAN (Mr. Tologanak): Ms. Cournoyea.

Incentives For Home Ownership

MS. COURNOYEA: May I just place one more observation and the observation is in relationship to the matter I raised before in terms of home ownership. I am not convinced that the Housing Corporation is really doing as much as it can in that area and I think that many, many people would be far better off morally as well as being more involved with the community in terms of fighting for facilities within that community. I find the present direction of the Housing Corporation is controlling people, controlling their lives, insisting on statistics, personal statistics from people because these houses are not owned by the people. What I would like to see in terms of further direction for the Housing Corporation, if it requires an outright grant of \$25,000 or \$30,000 this should be given to the people to build their own homes. Therefore we would not have all this heavy administration cost and all this involvement in the private lives of people and the people who are working in the communities, the three or four people who are always carrying the heavy loads in the community would have the co-operation of people who are at the present time thinking this house is not mine so why should I really give a damn?

I think the morale of the people is suffering because of the way the Housing Corporation is presenting the housing programs to the people and it may be because you are tied into a different program that cannot be adjusted to fit people, but I will maintain to you that in the beginning in terms of Inuvik we built far more co-op houses as a group of people and the only reason that died is because the Housing Corporation came in and tempted people and came in and said, "Well, for two dollars a month you can have this house." Now, the point is how do we get more out of the people and I think the whole program is one of creating utter dependence on the government and I think a serious direction has to be taken, even money has to be given to people to be independent. I am not impressed with the number of houses that are being provided to private home owners.

THE CHAIRMAN (Mr. Tologanak): Thank you, Ms. Cournoyea. Do you want to comment on that?

Housing Corporation Concentrating On Home Ownership

HON. ARNOLD McCALLUM: Mr. Chairman, the Member indicated at the beginning that she wanted to make comments on it. I do not agree with the Member. I think that we are making a move -- nor can Mr. Forrest speak for the corporation in the past, but I think we are making a concentrated effort to get into home ownership.

It may not be at the rate that will satisfy everybody, but I think that we are making an attempt to get into home ownership and of course this whole discussion keeps going back and forth as to what we should be doing in the total area of housing. Mr. Forrest may well want to comment on what went on in the past. I cannot, I am not knowledgeable about it. I would suggest that if we were to make a cash outlay to X number of people in the amounts that the Member has indicated it would require a considerable amount of funding, if it were to be done in one year or over a period of years.

MR. FORREST: Thank you, Mr. McCallum. I cannot disagree with the Member in her drive for home ownership, because I come from the same background. You remove a person's dignity and pride when they are in social housing. You also add to the Government of the Northwest Territories a cost of between 30 and 35 per cent more in maintenance than if it were owned by the private person. Maybe the Northwest Territories history does not belong to the past, but I sincerely say to you that if this government is serious in home ownership then three things must happen; an awareness of what home ownership is, a responsibility to that, necessary money, but most important the necessary guidance.

We have had some rather disastrous situations in home ownership in the beginning whereby we make the money available but the individuals spend in excess of double the amount of money for that house and that has come back to roost and come back to haunt us. So, therefore, if these three things do not go in parallel then chaos results and what have we achieved? We have achieved nothing. So whilst I do not disagree with the comments made, these three things must be taken into account and we must be directed. Thank you.

THE CHAIRMAN (Mr. Tologanak): Did you wish to comment further, Ms. Cournoyea?

Grant Should Be Made Attractive

MS. COURNOYEA: I think I have said what I had to say and all I was saying is that I really believe that we spend too much time on accepting programs and direction because it fits someplace else. I believe that in our area we were going in one direction and because this direction was proposed to people the efforts of individuals were thwarted and now we are going back to square one to teach people what we have taken away from them. I feel that this has got to be good thinking within the Housing Corporation to try to eliminate some of that and at the same time be a little bit more broad in putting people into heavy mortgages, because I am maintaining that you could build probably the same amount of houses and I do not think it is going to cost all this extra amount by giving people a grant. Obviously people are going to have to pay something, but the option has to be there and the option should not be just \$3000, \$4000. I think it has to be much more attractive and that is all I was really trying to say.

THE CHAIRMAN (Mr. Tologanak): Thank you, Ms. Cournoyea. Mr. Sibbeston.

MR. SIBBESTON: Mr. Chairman, I was just going to make a comment too on the matter of home ownership and this sort of thing. I am aware of your SSHAG, small settlement home assistance grant, program which is a program whereby people can build their own houses and the Housing Corporation helps out by providing \$25,000 and half of that is a forgivable loan in five years and the other half has got to be just paid back in five years. So you get \$12,500 for nothing and the rest you just pay back in the course of five years. So to me this is the real answer to housing in the North, particularly for native people. They can make their own houses and the government helps them quite a bit with money and not just with money, I am aware that they will help out with designing it and co-ordinating and helping them with the construction. So I think you are launching in a new era, but I understand the program is quite modest. I know that in Simpson there are six houses being planned for this year. So I think you are heading in the right direction there. I think the program if possible should be expanded as quickly as possible.

Supervising Local Housing Associations

The other thing I wanted to say was that the idea of local housing associations, I think that in theory and I suppose sometimes in practice, that is the right approach to dealing with housing in the communities, but I think the corporation has to have quite a large supervisory role in that sometimes the committee that handles housing in a community can become so it is not necessarily doing the best thing possible in allotting houses to people. I am

aware in Fort Simpson, as an example, that there is a committee, a housing committee set up and there are various people on it and I am aware that the band council in Simpson has had their conflicts with the housing association. What happens sometimes is that people get on these committees and it happens that perhaps they give houses to some of their relatives or some of their friends and it may happen that somebody who is in real need does not get a house. I am aware in Simpson that there are a number of persons, when you look at it, who should not perhaps even be in these low rental houses and yet there are other people who are just in absolute dire need of housing who just cannot get housing because they are not relatives or friends of the people who are on the committees and so you have some problems. Whereas I agree with the approach of letting the local people decide, I think the Housing Corporation should still exercise some supervisory control just so that things do not get so terrible and unfair.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, I appreciate very much the remarks of the Member. I think that we believe that we are moving towards a better program in all areas and I appreciate very much the concerns that he has raised and, of course, the good words towards the corporation. The Member obviously appreciates the difficulties and has over a number of years known of the difficulties involved in the corporation in communities and there is no doubt that there are difficulties associated with the associations, but again I would agree wholeheartedly with him that that is where the authority, that is where the responsibility should be in terms of a community, with people in the community. I am sure that Mr. Forrest would like to comment upon that as well.

Removal Of Inequities In Local Housing Associations

MR. FORREST: Thank you, Mr. McCallum. Mr. Chairman, we know that there are inequities in many of the communities as to friends and relatives receiving the best houses, the newest houses, the biggest houses, the best of care, but would we not as a corporation be doing a reversal and a disservice by supervising housing associations or whatever other agency that we have? What I would rather suggest is that we do not wish to interfere. We have created partnerships with these people. If there are inequities and they come to our attention we offer our services. Several MLA's have come to me during the coffee break and expressed the same thing. So we know that this is true and what I will suggest now is, how can the community best remove these inequities? One suggestion that I have made on several occasions and I assure you that it does work, is that members of the hamlet, settlement, or whatever council are invited to sit as voting members on the housing authority and in all cases this has worked and the inequities have been removed.

As you know we are attempting to and working very hard at the devolution process and placing what is now our responsibility into the hands of the community and I would not wish to see that disturbed or interfered with. I would not like to infringe the administration's authority and usurp the authority of the housing association, but rather be invited when these inequities happen to assist in straightening them out. I will be spending two days next week in the upper reaches of the Mackenzie Valley on this very thing and I would prefer and suggest that this policy continue.

THE CHAIRMAN (Mr. Tologanak): Mr. Nerysoo.

Planning Of Housing Sites Within Communities

HON. RICHARD NERYSOO: Mr. Chairman, just a question with regard to the participation of the Housing Corporation in the planning, the land planning or the community planning as to where new houses will be built. As you know, I will talk about in the sense of Fort McPherson where over the last few years you have constructed new houses in areas where it is basically muskeg and have used gravel or shale as padding and what it has done is basically begin to shift as the seasons change I guess. I would really like to know what efforts you are going to make, to in fact play a role in the planning of these housing areas.

HON. ARNOLD McCALLUM: Mr. Chairman, from a policy point of view it is our intention to become very closely associated with the Department of Local Government through its division of town planning to a greater degree and obviously in conjunction with local housing associations and local municipalities. I would trust that as we go along with a close relationship which I think has been building up very well over the past year or two, much more so than it maybe has in years previous. I think we will then be able to use the expertise of the local housing association, the corporation, the local municipal council and the Department of Local Government and pool those resources so that in point of fact we do have a proper land use, if you like, plan or proper planning for the construction and the siting of housing units within any particular community.

THE CHAIRMAN (Mr. Tologanak): Thank you, Hon. Mr. McCallum. Mr. Nerysoo.

Connecting Houses To Utilidor System

HON. RICHARD NERYSOO: I just have one more question with regard to utilidors. I do not know if you realize the effects on morale to community people when you have government staff housing being constructed and at the same time having a housing association house being constructed. You attach the government staff housing to the utilidor and refuse to in fact attach the Housing Corporation's house to that utilidor. I would somehow question the answer before when you said that you are only in the stage of now trying to plan attachments of these houses. The question I would ask is will you in fact take it very seriously to attach these houses you are constructing?

HON. ARNOLD McCALLUM: Mr. Chairman, I appreciate my colleague's comments in terms of this and I know full well the kind of feeling that does exist in the communities where this has been the practice. I, together with another of our colleagues the hon. Minister for Local Government, have been and will be pursuing alternate methods of handling that kind of situation. It may be that there are other things that can be done so that it would stop the inequities or ease that kind of inequity in particular communities. There are obviously some technical problems that would be involved in this kind of proposal or the kind of concepts that we would come up with and there have been obviously some technical problems associated with it in the past. I would ask Mr. Forrest to speak to the technical aspects but as a policy I would hope that we would be able to pursue in conjunction with other government departments the very thing that the Minister is suggesting we in fact eradicate those differences so that we do not continue to differentiate between housing units in communities and those services that the occupants of those houses receive.

Total Planning Process

MR. FORREST: Thank you, Mr. McCallum. We often have in the past and probably will continue in the future to act in isolation from other people. However, the Deputy Minister of Local Government, particularly town planning and lands and I, have entered into very serious discussion. We have proposed -- and it may be unfair to say what I am about to say and if I am remiss, then I will pre-apologize, however I think it is necessary to answer the Member's question -- we have proposed to Local Government that they, Local Government, provide to us under contract the total planning process, both the master plan and the plan of subdivision for the prime purpose to prevent this overlap and this isolationist thinking in the past so that we can properly, not jointly, but under contract ensure that the services area of planning and the physical house design planning are one and the same thing. We cannot isolate any longer the land from the building and from the services. If I am premature in making this statement because it has not been officially concluded, then I would apologize to the Minister and to his Deputy Minister.

THE CHAIRMAN (Mr. Tologanak): Thank you, gentlemen. I think we have pretty well exhausted the general comments. Mrs. Sorensen, yes.

MRS. SORENSEN: Thank you, Mr. Chairman. I would like general agreement then if we have concluded our general comments to bring forth the three recommendations that have been made concerning the Housing Corporation by the standing committee on finance.

THE CHAIRMAN (Mr. Tologanak): Is it agreed?

SOME HON. MEMBERS: Agreed.

THE CHAIRMAN (Mr. Tologanak): Go ahead.

Motion To Endorse Principle To Encourage Home Ownership

MRS. SORENSEN: Okay. The first one then is the standing committee on finance recommendation that the Legislative Assembly strongly endorse the principle that people should be encouraged to become home owners, particularly in areas where alternate sources of fuel such as wood and coal are available, be approved by this Assembly. I so move, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): It has been moved that the Legislative Assembly strongly endorse the principle that people should be encouraged to become home owners, particularly in areas where alternate sources of fuel such as wood and coal are available. To the motion. Mrs. Sorensen.

MRS. SORENSEN: Thank you, Mr. Chairman. The standing committee on finance realizes that this is a policy of the Housing Corporation. However, I think that it is important that this House has a statement that is put forth concerning home ownership. The meeting in the fall that was held in the Keewatin by the Housing Corporation indicated that people at least in that region were very concerned about home ownership and were very interested in pursuing that objective. We all know that the less one is dependent on government the better and a move to this principle of less dependency can begin I think with home ownership. It is understood by the finance committee, however, that along with home ownership, particularly above the tree line, must come recognition that a utility subsidy of some sort has to be instituted. I might note that a utility subsidy at least to our way of thinking would not necessarily be welfare. We certainly do not call it welfare when we provide a utility subsidy for our government staffing, for instance.

In conclusion, Mr. Chairman, it was the finance committee's opinion that this House again should support the move to home ownership in the North: that home ownership is attainable if support is given and finally that this House would be responding to the already voiced wishes of the people we represent if we were to pass this motion which would then become this House's statement regarding home ownership in the North. Thank you.

THE CHAIRMAN (Mr. Tologanak): Any discussion? Hon. Mr. Butters.

HON. TOM BUTTERS: Mr. Chairman, I think the statement of principle is a very good one. I would just like to have the assurance of the mover that when she says that there should be encouragement of home ownership in those areas in which alternate sources of fuel such as wood and coal are available that this is not a diminishment of the current objectives of this government, as was expressed by Mr. Forrest yesterday, to develop with the federal government a universal fuel and power subsidy in all residential buildings in the Northwest Territories. So I would hope that the motion does not weaken or diminish the existing objective of both the corporation and the government.

Motion Amended

I would like to see the word in the second paragraph "encouraged" changed and the word "assisted" used. I think that the hon. Member from the Western Arctic made an excellent point and the encouragement has to be much more than advertisements or words. There has to be some fiscal assistance. I think the word "encouraged" as used there is a weak word and I would like to see it removed and I would move that it be deleted and the word "assisted" be inserted in its place. I move that amendment to the motion.

THE CHAIRMAN (Mr. Tologanak): Any further discussion? There is an amendment to the motion to delete the word "encouraged" and replace that with "assisted". I will read it now again. "That the Legislative Assembly strongly endorse the principle that the people should be assisted to become home owners particularly in areas where alternate sources of fuel such as wood and coal are available." Any discussion? Hon. Mr. Braden.

HON. GEORGE BRADEN: Thank you, Mr. Chairman. I am wondering if the chairman of the standing committee could indicate why they must use wood and coal.

THE CHAIRMAN (Mr. Tologanak): Mr. Braden, would you speak up, please?

HON. GEORGE BRADEN: Could we have the standing committee chairman indicate why they use wood and coal as criteria?

THE CHAIRMAN (Mr. Tologanak): That is not speaking to the amendment, Mr. Braden.

HON. GEORGE BRADEN: I stand corrected.

THE CHAIRMAN (Mr. Tologanak): To the amendment. Are you ready for the question?

SOME HON. MEMBERS: Question.

To the motion as amended. All those in favour?

HON. ROBERT H. MacQUARRIE: Do we have a chance for discussion?

THE CHAIRMAN (Mr. Tologanak): I am sorry. any further discussion? Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: Yes, Mr. Chairman, I will change that motion. As a matter of principle I am simply not persuaded that individual detached home ownership is a necessary goal for human beings. I think that there are many occasions, situations where collective ownership of lodging is a reasonable approach to providing accommodation and particularly so in the North where we now face very high costs for fuel and power. I just feel that I cannot vote in favour of it.

THE CHAIRMAN (Mr. Tologanak): Mr. Braden.

HON. GEORGE BRADEN: Thank you, Mr. Chairman. Could the chairman of the standing committee on finance indicate to the House why wood and coal are the only two alternate sources of fuel identified?

THE CHAIRMAN (Mr. Tologanak): Mrs. Sorensen?

MRS. SORENSEN: Thank you, Mr. Chairman. Wood and coal were simply the two alternate sources that we thought of at the time that were readily available in some areas within the Northwest Territories. With these sources we could move into home ownership with relative ease immediately, rather than wait for other sources to be developed or studies that would have to support other sources being used in the Northwest Territories. That was simply the only reason.

THE CHAIRMAN (Mr. Tologanak): To the motion. Mr. Pudluk.

MR. PUDLUK: (Translation) Mr. Chairman, I would like to speak some more about coal. Coal could only be used above the tree line. Is there a study going to be made of how much coal is available in the North? Not all the communities have the coal. Do you think there would be enough for the whole Territories if it was to be used, especially where there are no trees in the North? That is the only question I have.

THE CHAIRMAN (Mr. Tologanak): Mr. Pudluk, the motion states "in areas where an alternative source of fuel" and it says "where it is available".

MR. PUDLUK: (Translation) Yes.

THE CHAIRMAN (Mr. Tologanak): To the motion.

SOME HON. MEMBERS: Question.

Motion To Endorse Principle To Encourage Home Ownership, Carried As Amended

THE CHAIRMAN (Mr. Tologanak): The question being called. All those in favour to the motion as amended, that the Legislative Assembly strongly endorse the principle that the people should be assisted to become home owners, particularly in areas where alternate sources of fuel such as wood and coal are available. Please indicate by raising your hand, all those in favour. Down. Opposed? The motion is carried as amended.

---Carried

Mrs. Sorensen.

Motion To Construct Smaller Houses

MRS. SORENSEN: Thank you, Mr. Chairman. The second recommendation then: I move that the standing committee on finance recommendation that in the interests of energy conservation smaller houses be constructed by the Housing Corporation and that wood-burning as a supplement be encouraged where possible be approved by this Assembly.

THE CHAIRMAN (Mr. Tologanak): It has been moved that in the interests of energy conservation smaller houses be constructed by the Housing Corporation and that wood-burning as a supplement be encouraged where possible -- be encouraged by this Assembly. To the motion. Mrs. Sorensen.

MRS. SORENSEN: Yes, briefly, Mr. Chairman. The recommendation as Mr. McCallum has pointed out is already well under way with the new building designs which we have all had a chance to see. However, again the finance committee sees the acceptance of this recommendation by this Legislature as this Assembly's statement. If it is in support of a direction the Housing Corporation is already taking then, all the better. Thank you.

THE CHAIRMAN (Mr. Tologanak): Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: I can see that this recommendation is a logical consequence of the one before it, but if you are going to build detached units that some measure has to be taken but this is a lamentable measure. I would assume that the Housing Corporation researched the amount of room that was required for comfortable living by people and, therefore, I could not support any move to make that amount of space smaller. I would have to recommend that imaginative, multi-unit dwellings or some other method be used to conserve energy. I will vote against the recommendation, but I certainly support the latter part of it, that where possible wood-burning be encouraged.

THE CHAIRMAN (Mr. Tologanak): Mr. Butters.

HON. TOM BUTTERS: Mr. Chairman, if I might use your good offices and direct a question through you to the chairman of the standing committee on finance. The hon. Member for Yellowknife South mentioned that she, and I assume all Members of her committee, did examine the drawings that were passed around the other day and in view of that opportunity to examine those drawings were committee Members satisfied that that plan meets the intent of this motion and were Members of the committee satisfied with the plan that they saw provided to us?

THE CHAIRMAN (Mr. Tologanak): Mrs. Sorensen.

MRS. SORENSEN: Since I have seen the plans I have not had a meeting of the finance committee, but generally it is my opinion that they were in support of the plans that were sent around.

THE CHAIRMAN (Mr. Tologanak): Mr. Wah-Shee.

Consultation With The People Necessary

HON. JAMES WAH-SHEE: Mr. Chairman, I would like to address a question to the chairman of the finance committee. I would hope that this particular motion will not restrict the suggestion that I made to the Northwest Territories Housing Corporation that they intend to hold regional housing conferences with their community organizations and that the purpose of such a conference is to review the existing housing programs and also to review the existing housing designs. So I would hope that this motion would not restrict them to direct the Housing Corporation to build wood-burning houses on a smaller scale, but I think that that kind of thing should be discussed in consultation with the people so that they could review the various designs. This is what I am concerned about with this motion, that it is going to direct the Housing Corporation in regard to the size of houses and to have wood-burning as a fuel you do not necessarily require a smaller house. So that is the concern that I have with this particular motion.

THE CHAIRMAN (Mr. Tologanak): Mrs. Sorensen.

Motion Reworded

MRS. SORENSEN: It is my understanding that I cannot amend a motion that I present, but may I just suggest that we could say following "smaller houses" in the first line of the motion, "...in consultation with the communities be constructed by the Housing Corporation."

THE CHAIRMAN (Mr. Tologanak): Mr. Nerysoo.

HON. RICHARD NERYSOO: Yes, I would not suggest that this House sort of determine the structure of housing and that we allow the communities to determine that themselves, because as the hon. Member from Rae-Lac la Martre mentioned it is not necessarily a requirement that a house be small in order to be heated by wood. The other thing is that the trend I believe is that communities are in fact looking at larger housing because of the family sizes. So I would hesitate to vote in favour of the motion.

THE CHAIRMAN (Mr. Tologanak): Mr. Butters.

HON. TOM BUTTERS: Mr. Chairman, after hearing the discussion I think that I will vote against the motion, especially because of the use of the word "smaller". I think we could support and direct the Housing Corporation to move in the area of developing energy conserving homes which may mean thicker walls, but with the size I think that we should be very concerned about it because probably as many other Members know when you go into a three bedroom house and you will find that the number of people who are occupying it are probably double the number for whom it was designed, so I would agree with the other Members who have spoken relative to the size, that we should not force this direction on the Housing Corporation. We should allow the communities and the people interested and concerned about house planning and development to determine what type of structure they wish for their community and which will serve them and their families best.

THE CHAIRMAN (Mr. Tologanak): Any further discussion? To the motion.
Mr. Patterson.

In The Interest Of Economy

MR. PATTERSON: I thought the motion just generally urged the corporation to consider that small is beautiful and we are not saying they cannot build bigger houses. We are just saying if they are going to build bigger houses, let them control the size as much as possible in the interest of economy. I have always observed that particularly in the Eastern Arctic -- where most of the people who live there and who occupy public housing are Inuit -- Inuit do build their own houses and by the way it should be known that many Inuit do build their own houses in outpost camps. There are many owner-built, owner-occupied houses in the Eastern Arctic. Those quammaks are always much smaller than any unit in public housing because people are shorter on the average than the houses designed by non-natives. So I do not see any great problem with voting for this motion on the understanding that it is a value that is being talked about. The value is economy and the beauty of economy and economies of scale and that is why I cannot get upset about the wording of the motion. I will vote for it. Thank you.

THE CHAIRMAN (Mr. Tologanak): Any further discussion relative to the motion?
Are you ready for the question?

SOME HON. MEMBERS: Question.

Motion To Construct Smaller Houses, Carried

THE CHAIRMAN (Mr. Tologanak): I will read the motion here for a better understanding of it. This Assembly recommends that in the interests of energy conservation smaller houses be constructed by the Housing Corporation and that wood burning as a supplement be encouraged where possible. All those in favour please indicate by raising your hand. Down. Opposed? Keep them up, please. Could we have those hands up again, please? The motion is carried.

---Carried

Mrs. Sorensen.

Motion To Encourage Lower Energy Consumption

MRS. SORENSEN: Thank you, Mr. Chairman. The third recommendation then reads: I move that the standing committee on finance recommendation that a concerted effort be made to encourage and, if necessary, enforce lower energy consumption by tenants of public housing be approved by this Assembly.

THE CHAIRMAN (Mr. Tologanak): Mrs. Sorensen, rather than say the finance committee did you mean the Legislative Assembly?

MRS. SORENSEN: No. I mean the standing committee on finance's recommendation. I read the recommendation then I asked that it be approved.

THE CHAIRMAN (Mr. Tologanak): I see. I need a copy of of the motion.

MRS. SORENSEN: Would you like me to rephrase that?

THE CHAIRMAN (Mr. Tologanak): Yes.

MRS. SORENSEN: I move that this Legislative Assembly recommend that a concerted effort be made to encourage and, if necessary, enforce lower energy consumption by tenants of public housing.

THE CHAIRMAN (Mr. Tologanak): It has been moved that this Assembly recommend that a concerted effort be made to encourage and, if necessary, enforce lower energy consumption by tenants of public housing. To the motion. Mrs. Sorensen.

MRS. SORENSEN: Thank you, Mr. Chairman. Again I will be brief. Our deficit we have been told is because of the increased cost of utilities and remember our deficit is \$13.95 million for 1980-81. We are in the midst of attempting to obtain extraordinary funding from the federal government to pay for these increased costs so the finance committee feels that it is important that this Assembly be seen to be doing all in its power to ensure that power and fuel are as wisely used as possible in all our government housing. If we are not doing everything we can in the North to conserve energy, then is it not true that the federal government could point to that as one reason for questioning the amount of our utilities deficit? I might add that we are making the same recommendation with regard to staff housing.

HON. TOM BUTTERS: Hear, hear!

THE CHAIRMAN (Mr. Tologanak): Hon. Mr. MacQuarrie.

Motion Amended

HON. ROBERT H. MacQUARRIE: I would like to move an amendment, Mr. Chairman. It is substantial and perhaps you will not find it in order but I will ask you to hear it anyway. That the Housing Corporation devise a policy that ensures the responsible use of energy by tenants of public housing.

THE CHAIRMAN (Mr. Tologanak): Thank you.

HON. ROBERT H. MacQUARRIE: Would you like me to repeat it? That the Housing Corporation devise a policy that ensures the responsible use of energy by tenants of public housing.

THE CHAIRMAN (Mr. Tologanak): Thank you.

HON. ROBERT H. MacQUARRIE: Since that is not yet seconded, a thought just occurred to me. I am sorry.

Amendment Ruled Out Of Order

THE CHAIRMAN (Mr. Tologanak): Mr. MacQuarrie, your amendment seems to change a bit too much the meaning of the original motion.

HON. ROBERT H. MacQUARRIE: I accept that, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): You might want to put that out as a separate motion. To the motion. Ms. Cournoyea.

MS. COURNOYEA: Just a clarification to whoever is in order, the motion or the amendment to the motion, in the motion it only related to public housing and I think we are a bit amiss because we have rental housing, public housing and the Housing Corporation also looks after some apartment buildings and perhaps the motion should take into consideration all housing under the jurisdiction of this corporation. I am just suggesting that perhaps whoever is in order at this time could reword the motion to take into consideration the other aspects of the Housing Corporation.

THE CHAIRMAN (Mr. Tologanak): Would you like to move an amendment, Ms. Cournoyea?

MS. COURNOYEA: Where are we, at the motion or the amendment? Did you suggest Mr. MacQuarrie was out of order?

THE CHAIRMAN (Mr. Tologanak): The amendment was rejected. It was not in order.

Further Amendment To Motion

MS. COURNOYEA: I think I have it now. That a concerted effort be made to encourage and if necessary enforce lower energy consumption by tenants of all housing under the jurisdiction of the Northwest Territories Housing Corporation.

THE CHAIRMAN (Mr. Tologanak): The amendment reads: This Assembly recommends that a concerted effort be made to encourage and, if necessary, enforce lower energy consumption by tenants of all housing under the jurisdiction of the Northwest Territories Housing Corporation. To the amendment. Ms. Cournoyea.

SOME HON. MEMBERS: Question.

MS. COURNOYEA: The amendment took in the need to include housing programs that were left out under the Housing Corporation.

THE CHAIRMAN (Mr. Tologanak): To the amendment.

SOME HON. MEMBERS: Question.

THE CHAIRMAN (Mr. Tologanak): The question has been called. Mr. MacQuarrie.

HON. ARNOLD McCALLUM: May I just have a point of clarification on that on behalf of the corporation?

THE CHAIRMAN (Mr. Tologanak): Yes.

HON. ARNOLD McCALLUM: As I understand the motion, the motion is that the Assembly instruct the corporation to make a concerted effort to encourage and, if necessary, enforce lower energy consumption by tenants in all social housing or words to that effect. Is that correct, sir?

THE CHAIRMAN (Mr. Tologanak): Yes. They recommend that.

To Encourage Or Enforce

HON. ARNOLD McCALLUM: If I may, Mr. Chairman, could I just ask a question of the Assembly? Do you want us then to enforce it? Do you want us to encourage it? I understand it says both, but if you say "encourage", we can do that by an educational process, by dealing with housing associations, but are you saying now the corporation is to instruct the housing associations to enforce lower energy consumption? I trust that Members are aware of the consequences when you say "enforce". Are you saying that housing associations now have the authority to cut off fuel supplies to those particular units, to cut off electrical?

THE CHAIRMAN (Mr. Tologanak): As I understand the amendment, the amended motion encourages but it is a recommendation. It reads: This Legislative Assembly recommends that a concerted effort be made to encourage and, if necessary, enforce lower energy consumption by tenants of all housing under the jurisdiction of the Northwest Territories Housing Corporation. Mr. McCallum, it is only a recommendation.

HON. ARNOLD McCALLUM: I appreciate it is a recommendation but in effect you are recommending the corporation to enforce cutting off fuel and utilities if they exceed such a standard. I do not know what that standard is going to be. I have no difficulty with this if you are saying you people, this Assembly or this committee in terms of an assembly if the recommendation from this committee is accepted by the House in formal session, that I have no difficulty in passing that along, but remember we are dealing with local housing associations and you are going to ask an individual or a housing association in a community to take the action of cutting off utilities? You are recommending that we do that and I have no difficulty recommending it, but it is all for one and one for all in that we all agreed on this.

THE CHAIRMAN (Mr. Tologanak): Could I ask Mrs. Sorensen to explain the finance committee's position on the wording?

Inadequate Housing

MRS. SORENSEN: I might counter what Mr. McCallum has been saying by saying, is not the real reason that you are upset about this recommendation, the fact that you know that people all across the North are now living in Housing Corporation accommodation right now that is not adequate, that is poorly insulated will scream bloody murder when this is brought into being and that you know this will create a problem for your Housing Corporation? We are trying to force this because we believe...

THE CHAIRMAN (Mr. Tologanak): Mrs. Sorensen, can you explain the motion, please? The word "enforce".

MRS. SORENSEN: As we understand it or as the finance committee discussed, we have to call a spade a spade in the North. People have to accept responsibility for home ownership and for utilities and there can be acceptable rates established and along with the acceptable rates goes an understanding of what it means not to pay the bills. There is social assistance for those who cannot pay their bills, but I think we discussed this in the finance committee. We feel it is necessary for people to have the responsibility for their own lives, and enforcement of rules is part of that responsibility.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum, do you have a copy of the actual motion and explanation underneath of the recommendations?

HON. ARNOLD McCALLUM: Mr. Chairman, I am reading from the report of the standing committee on finance under the housing item seven. I do not know whether you accepted the amendment of Mr. MacQuarrie -- no, you did not. I take it you are accepting the amendment that Ms. Cournoyea put forth, is that correct?

THE CHAIRMAN (Mr. Tologanak): We are speaking to the amendment now. Mr. McCallum, your point is well taken. If Members wish to speak to the amendment and once the discussion is over then another Member can move a further amendment if they wish to clarify this. To the amendment. Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: I am sorry, I wanted to speak to the original amendment.

THE CHAIRMAN (Mr. Tologanak): Mr. Evaluarjuk, just to the amendment.

Repairing Inadequately Built Houses

MR. EVALUARJUK: (Translation) Mr. Chairman, I do not have much to say to the amendment, but I would like it to be clarified about enforcing about the concern for energy. It seems that some of these houses are not going to be repaired at all but it is not going to help the energy consumption at all, especially in the Eastern Arctic where we have long cold winters. I would really like the motion to read that houses...

THE CHAIRMAN (Mr. Tologanak): (Translation) Mr. Evaluarjuk, this refers to both types of housing.

MR. EVALUARJUK: (Translation) Mr. Chairman, I think I grasp it now, but I took it that when we are trying to conserve energy that we will have to live with these houses and I think I just misunderstood that part.

THE CHAIRMAN (Mr. Tologanak): To the amendment. Mr. Nerysoo.

HON. RICHARD NERYSOO: Mr. Chairman, I just wanted to point out that it would be okay to encourage people to save energy but the problem lies when you are trying to enforce policies that do not even exist.

THE CHAIRMAN (Mr. Tologanak): Mr. Nerysoo, to the amendment.

HON. RICHARD NERYSOO: Forget it.

THE CHAIRMAN (Mr. Tologanak): Any further discussion on the amendment?
Mr. Stewart.

MR. STEWART: Thank you, Mr. Chairman. To the amendment, basically the problem here as far as I can see is that although there is a footnote on the paper that we have relative to the amendment or to the motion, the motion itself does not clearly indicate that you are going to lower excessive energy consumption. It just says lower energy consumption which in itself is certainly not explicit, so I think without the word "excessive" in there we are no further ahead.

THE CHAIRMAN (Mr. Tologanak): Mr. Stewart, we are not talking about energy. We are talking about changing the wording to all housing under the jurisdiction of the Northwest Territories Housing Corporation.

HON. ROBERT H. MacQUARRIE: A point of order, Mr. Chairman. Would you read the amendment so that it is very clear to everybody precisely what the amendment is and maybe people will address themselves to it?

THE CHAIRMAN (Mr. Tologanak): This Legislative Assembly recommends that a concerted effort be made to encourage and if necessary enforce lower energy consumption by tenants of all housing under the jurisdiction of the Northwest Territories Housing Corporation. What we have changed here are the words "public housing" to "all housing" and that under the jurisdiction of the Northwest Territories Housing Corporation. To the amendment. Mr. Curley.

MR. CURLEY: Mr. Chairman, I would just like to indicate that I will oppose this motion or amendment. It is just simply the fact that energy costs in the Eastern Arctic are beyond the tenants' ability to pay and if they were to be enforced I do not think our people in the Eastern Arctic...

THE CHAIRMAN (Mr. Tologanak): Mr. Curley, to the amendment.

MR. CURLEY: Explain the darn thing so that we know what we are talking about!

THE CHAIRMAN (Mr. Tologanak): Question.

SOME HON. MEMBERS: The question.

THE CHAIRMAN (Mr. Tologanak): All those in favour of the amendment. Do you wish me to read it again?

AN HON. MEMBER: Yes.

Further Amendment, Carried

THE CHAIRMAN (Mr. Tologanak): This Legislative Assembly recommends that a concerted effort be made to encourage and if necessary enforce lower energy consumption by tenants of all housing under the jurisdiction of the Northwest Territories Housing Corporation. The amendment is from -- we have changed the word "public" to "all" and entered the words "under the jurisdiction of the Northwest Territories Housing Corporation." The question being called. All those in favour of the amendment please indicate by raising your hand. High. Opposed? The amendment is carried.

---Carried

To the motion as amended. Mr. Stewart.

Further Amendment To Motion

MR. STEWART: Mr. Chairman, I propose an amendment, the addition of the word "excessive" after the word lower, "lower excessive energy consumption".

THE CHAIRMAN (Mr. Tologanak): We have another amendment on the floor and I will read it. This Assembly recommends that a concerted effort be made to encourage and if necessary enforce lower excessive energy consumption by tenants of all housing under the jurisdiction of the Northwest Territories Housing Corporation. Mr. Stewart, would you please explain?

MR. STEWART: Yes. It is my desire to indicate by this motion that we recognize that there is a necessity for X number of kilowatts per month to be used in a house. That there is a requirement for X number of gallons of diesel fuel to heat a house and that these amounts will vary depending upon the location of the house; the condition of the house. These types of things would have to be taken into consideration, so that it would not be a blanket number of kilowatts nor a blanket number of gallons of fuel, but the tenant would only be expected to pay over an excessive use. In other words, if they wanted to leave both the doors open and the windows open and heat all of the Northwest Territories we are not prepared to pay for it. Or if they want to leave every light on in the house 24 hours a day we are not prepared to pay for that either. I think there are

quite a number of the houses in my area where just exactly this happens and this is the type of thing where you can save a lot of money, but I do not think we are trying to take away or make people pay for normal use of electricity nor the normal use of heat.

---Applause

THE CHAIRMAN (Mr. Tologanak): Would you phrase your amendment, please, Mr. Stewart?

MR. STEWART: I beg your pardon?

THE CHAIRMAN (Mr. Tologanak): Would you rephrase your amendment then?

MR. STEWART: Well actually it requires, I did that in very much of a hurry with just the word "excessive", that a concerted effort be made to encourage and if necessary enforce the use of excessive energy consumption of tenants of public housing...

THE CHAIRMAN (Mr. Tologanak): Just while we are waiting I have been asked to mention to the House that some of the Members would like to go to the bank. Mr. Stewart.

MR. STEWART: Mr. Chairman, in view of the hour I move that we report progress.

SOME HON. MEMBERS: Agreed.

THE CHAIRMAN (Mr. Tologanak): Is it the wish of the House for me to report progress to the Speaker?

SOME HON. MEMBERS: Agreed.

THE CHAIRMAN (Mr. Tologanak): Is that unanimous?

HON. ROBERT H. MacQUARRIE: No, it is not unanimous, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): Those in favour of reporting progress please indicate by raising your hand. Up, up, up. Against? The motion is carried and I will report progress to the Speaker. Thank you.

MR. SPEAKER: Mr. Tologanak.

REPORT OF THE COMMITTEE OF THE WHOLE OF BILL 1-80(1): APPROPRIATION ORDINANCE, 1980-81

MR. TOLOGANAK: Mr. Speaker, after another confusing meeting your committee has met to consider Bill 1-80(1) and wishes to report progress.

MR. SPEAKER: Thank you, Mr. Tologanak.

---Applause

Mr. Clerk, announcements and orders of the day, please.

HON. ARNOLD McCALLUM: Mr. Speaker, if I may have the indulgence of the House for a moment. Yesterday Mr. Stewart asked us for certain information dealing with the Housing Corporation. I wonder if it may be in order that I have that distributed, that information? I have it now for Members. I realize we are coming back on Monday but maybe Members would like to look at it over the weekend.

MR. SPEAKER: Please do so, Mr. McCallum, it is still not 6:00 o'clock.

HON. ARNOLD McCALLUM: I have it right here to be passed around. Thank you.

MR. SPEAKER: Yes, Mr. Clerk, announcements and orders of the day, please.

CLERK OF THE HOUSE (Mr. Remnant): Announcements. Members will have received memoranda concerning the caucus meeting at 10:00 a.m., Monday, February the 11th in Katimivak A and the meeting of the standing committee on legislation to be held at 9:30 a.m., Tuesday, February the 12th also in Katimivak A.

ITEM NO. 13: ORDERS OF THE DAY

Orders of the day, February 11, 1980, 1:00 o'clock p.m., at the Explorer Hotel.

1. Prayer
2. Continuing Replies to Commissioner's Address
3. Oral Questions
4. Questions and Returns
5. Petitions
6. Tabling of Documents
7. Reports of Standing and Special Committees
8. Notices of Motion
9. Motions: Motion 9-80(1)
10. Consideration in Committee of the Whole of Bills, Recommendations to the Legislative Assembly and Other Matters: Bills 1-80(1), 2-80(1), 3-80(1), 4-80(1), 5-80(1), 18-80(1)
11. Third Reading of Bills
12. Assent to Bills
13. Orders of the Day

MR. SPEAKER: A point of clarification, Mr. Clerk, the motion that will come up on Monday, I notice you stated Motion 9-80(1), is that in respect to terms of reference -- yes, I notice in the copy that I had received -- it is numbered Motion 8-80(1) and I think mistakenly. Would you please check that? As long as it is understood that that is the motion. That looks like the business for the day then.

This House will stand adjourned until 1:00 o'clock p.m., February 11, 1980, at the Explorer Hotel.

---ADJOURNMENT

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