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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

TUESDAY, FEBRUARY 12, 1980

MEMBERS PRESENT:

Mr. Arlooktoo, Mr. Arreak, Hon. George Braden, Hon. Tom Butters, Mr. Curley, Ms. Cournoyea, Mr. Evaluarjuk, 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. Tologanak, Hon. James Wah-Shee

ITEM NO. 1: PRAYER

---Prayer

SPEAKER (Hon. Robert H. MacQuarrie): Item 2, oral questions.

Item 3, questions and returns. Are there any written questions? Any returns from Executive Members? No returns from Executive Members.

Item 4, petitions.

Item 5, tabling of documents.

Item 6, reports of standing and special committees.

Item 7, notices of motion.

Item 8, motions. No motions today. Are Members of the Assembly agreeable to moving into committee of the whole at this time?

SOME HON. MEMBERS: Agreed.

---Agreed

MR. SIBBESTON: What about questions?

MR. SPEAKER: I have been through the order paper, Mr. Sibbeston. If there is unanimous consent to return to that item, I am certainly willing. Which, oral questions or written questions?

MR. SIBBESTON: Oral questions.

MR. SPEAKER: Does he have unanimous consent to return to oral questions?

---Agreed

Item 2, oral questions.

ITEM NO. 2: ORAL QUESTIONS

Question 47-80(1): Anderson Mills, Fort Simpson

MR. SIBBESTON: Mr. Speaker, this is a question to the Minister of Economic Development and concerns the Anderson Mills Ltd., in Fort Simpson. A number of weeks ago when the Commissioner was on a visit to Fort Simpson I believe he met with Mr. Anderson and stated that the problem that existed between himself and the Northwest Territories Housing Corporation could perhaps be resolved shortly. I am just wondering whether the Minister can tell me whether there has been any progress on this or can he report that a definite solution has been found to the problem?

MR. SPEAKER: Mr. Braden.

HON. GEORGE BRADEN: Thank you, Mr. Speaker. I will just say that I have been notified of the problem and it is currently being investigated and I will report back to the House in a couple of days with something substantial. I take the question as notice.

MR. SPEAKER: Thank you, Hon. Mr. Braden.

Question 48-80(1): Minister To Visit Akaitcho Hall

MR. CURLEY: My oral question today is for the Minister of Education. In view of the fact that the present facilities at the hostel here are in a very depressing state of condition I wonder if he would be prepared to take a visit and report to the House and also to compare the girls' dormitories with the boys'. Would he be at all prepared to indicate to us, if he finds that they are in need of repair that he would be willing to do so before too long?

MR. SPEAKER: Mr. Butters.

Partial Return To Question 48-80(1): Minister To Visit Akaitcho Hall

HON. TOM BUTTERS: Mr. Speaker, yes, I would be willing to take a visit and I will schedule my time for tomorrow morning. With regard to alterations required I will report on that after I have made the visit to Akaitcho Hall. By the way, I regret I have not yet visited that facility. I visited, I think, most of the facilities in town but I still have two or three more to visit so I will be going there tomorrow.

MR. SPEAKER: Thank you, Mr. Butters. Other oral questions? All right. We had returned to that particular item by unanimous consent.

We had already proceeded to Item 9, consideration in committee of the whole of bills, recommendations to the Legislative Assembly and other matters. Are Members agreeable now to resolve into committee of the whole?

SOME HON. MEMBERS: Agreed.

---Agreed

MR. SPEAKER: This House will resolve into committee of the whole to study those items listed on the order paper, with Mr. Tologanak in the chair. Bill 1-80(1).

ITEM NO. 9: CONSIDERATION IN COMMITTEE OF THE WHOLE OF BILLS, RECOMMENDATIONS TO THE LEGISLATIVE ASSEMBLY AND OTHER MATTERS

---Legislative Assembly resolved into committee of the whole for consideration of Bill 1-80(1): Appropriation Ordinance, 1980-81, with Mr. Tologanak in the chair.

PROCEEDINGS IN COMMITTEE OF THE WHOLE TO CONSIDER BILL 1-80(1): APPROPRIATION ORDINANCE, 1980-81

THE CHAIRMAN (Mr. Tologanak): The committee will come to order. Yesterday we had concluded with a motion, an amended motion and we had returned to general discussion for a moment with Mr. Sibbeston. We had gone over the estimates which the Housing Corporation put forward to the tune of \$19 million -- over \$19 million. What is the committee's wish? Mr. Wah-Shee, I believe I had an indication you wanted to speak.

HON. JAMES WAH-SHEE: Mr. Chairman, I would like to reserve my comments until we get to capital.

THE CHAIRMAN (Mr. Tologanak): Is there any further discussion on the operations and maintenance of the Housing Corporation? Mrs. Sorensen.

MRS. SORENSEN: Thank you, Mr. Chairman. I would just like to return to page eight under the "total others" and ask the Housing Corporation what the YWCA single persons program is.

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

HON. ARNOLD McCALLUM: Mr. Chairman, the figure applicable to the YWCA single persons under the heading "others" in the amount of \$112,000 is the amount of subsidy the Housing Corporation pays to the YWCA for transient people in and out of Yellowknife. We enter into an agreement whereby we recognize that they provide social housing on short-term periods and as such we make our grant contribution from the corporation in helping the YWCA provide that kind of housing or that kind of lodging for transients in and out of Yellowknife.

MRS. SORENSEN: Mr. Chairman, may I ask is the occupancy rate up to a standard occupancy rate? Are you aware of the situation within the YWCA?

HON. ARNOLD McCALLUM: Mr. Chairman, from our best knowledge it ranges between 40 to 60 per cent occupancy. It averages 60 per cent throughout the 12 months.

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

MRS. SORENSEN: What are the terms and conditions of the contract then that you have with the YWCA?

HON. ARNOLD McCALLUM: Mr. Chairman, we do not have a contract per se. It has been an agreement between the corporation and the YWCA over a period of time. Perhaps Mr. Forrest would want to comment.

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

Basis Of Contract With YWCA

MRS. SORENSEN: An occupancy rate of 40 to 60 per cent concerns me greatly. Is your contract and the amount of money you turn over not based on occupancy rate?

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

HON. ARNOLD McCALLUM: Mr. Chairman, the arrangement with the YWCA is not based on occupancy, it is a contribution to the YWCA in the provision of that kind of service to people and it is simply a deficit contribution to the YWCA, but is not based on occupancy. Mr. Forrest may well want to comment further.

MR. FORREST: Mr. Chairman, at the time that this gentleman's agreement was entered into several years ago there was a demonstrated need for this type of accommodation and the YWCA, through the offices of the Government of the Northwest Territories and the Housing Corporation, got together to fulfil this need. This need has changed dramatically in the past several years and we are currently discussing with the Department of Social Services, the YWCA and ourselves to review the entire need and demand of today. So, therefore, we are relating to the changing scene and, yes, we would like to be in a position of not having to deficit fund the YWCA. One does not break a gentleman's agreement without due study and to adjust to the changing conditions of the economy of Yellowknife and the general economy of the Northwest Territories.

THE CHAIRMAN (Mr. Tologanak): Mrs. Sorensen, did you have further questions? Any further questions on the operation and maintenance? Mr. Patterson.

MR. PATTERSON: Mr. Chairman, relative to our discussion yesterday about rent recovery problems, with your permission I would like to make a motion on the subject of the rent recovery policy. Is that appropriate at this time?

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

Motion To Assist Housing Associations Collect Overdue Rent

MR. PATTERSON: I move that the Northwest Territories Housing Corporation take steps to instruct and assist local housing associations in the Northwest Territories to begin small claims proceedings in all cases where rents are not duly paid at the commencement of each month and where it appears to the housing association boards that tenants have the means to pay the rent.

THE CHAIRMAN (Mr. Tologanak): Do you want to repeat that again, Mr. Patterson, or send us a copy up here?

MR. PATTERSON: I will give you a copy, yes.

THE CHAIRMAN (Mr. Tologanak): It has been moved by the hon. Member from Frobisher Bay that the Northwest Territories Housing Corporation take steps to instruct and assist the local housing associations to begin small claims proceedings in all areas where rents are not duly paid at the commencement of each month and where it appears to the housing association boards that tenants have the means to pay the rent. Discussion? Do you wish to discuss your motion?

MR. PATTERSON: Yes. Mr. Chairman, I hope this is a fairly straightforward motion. My reasons for making it are relatively simple. According to my calculations, based on the main estimate figure, we are actually projecting a decrease in rental revenue recoveries over previous years. Calculating the rental recovery compared to the total cost in 1980-81 I get a projected revenue recovery of around 13 per cent, compared to about 15 per cent according to the figures of the main estimates in 1979-80. My belief is that there are some tenants, at least in my constituency, who are able to pay who feel that they have a right to occupy housing rent free.

While I do sympathize with some of the older people who, of course, were moved into settlements, often against their will by the RCMP and other institutions when the move to establish settlements began under the federal government, it now seems that especially in view of the cost of operating housing in the Northwest Territories, public housing in the Northwest Territories, that it is no longer an excuse to say that. When people first moved into houses they did not have to pay rent.

Small Claims Procedure Inexpensive

I think there are many people who are flaunting the housing associations and when they have the ability to pay I think that the small claims procedure would be a very effective way of getting them to pay. I suggest in my motion, small claims procedure because it is relatively inexpensive. It allows the local person if he has any quarrel with the rent or any quarrel with the association to appear in court, very informally and answer back. You do not need a lawyer to appear in small claims court. The procedure is simple and straightforward and also I suggest in the motion that the corporation should assist local associations to commence legal proceedings because the steps are A, B, C. It is just, "fill in the blanks," simple forms that can be used and for two or three dollars these proceedings can be commenced and I would think that your legal counsel for the corporation could very easily provide associations with the materials in simple form which would allow the associations themselves to actually do the work of bringing the suits. The court is relatively accessible in the Northwest Territories in that the suits can take place in the territorial court which visits most communities sooner or later, although there may be real problems in some of the smaller communities.

Finally, I have added a rider at the end of the motion that these suits should only take place where the housing association board feel that people can afford to pay. I do not want to go after the poor and people who have real problems paying their rent, but I think there are a lot of people who simply feel that nothing will ever be done if they do not pay their rent and they do not pay their rent for that reason. My experience as a lawyer has been that when the Commissioner seeks to recover rent or damages to government housing through small claims procedure people suddenly become alarmed and they take it much more seriously than they take any notices they get in the mail.

A Source Of Revenue

I simply feel that this would be a significant way of raising revenue for the Housing Corporation, allowing the corporation to build more houses in the future and easing some of the tremendous burden that the social programs and the education programs that we are trying to finance with a relatively little amount of money, it will allow these programs to perhaps have more revenue. So, instead of spending money on housing where it might be able to be recovered by a fairly simple legal process, instead of wasting money on housing when we are only recovering and correct me if I am wrong, Mr. Minister, around 13 per cent of our costs through rental revenue, this will allow us to take some of the terrible expense out of this whole program and that is the motivation for this motion. I think it has got enough safeguards in it that it is not going to pose undue hardships on tenants who really cannot afford to pay the rent. I recognize there are many people in that category, although the housing -- granted the rent scale also recognizes that too and presumably if they are poor the rent will be low. But I think we are really going after the people who simply refuse to pay rent as a matter of principle. At least in my constituency I think it is fair to say there is a significant number of those people where sometimes more than one person in the family is making money.

I am not trying to take away money from families, but I think if we recover money from rent it will allow this government to spend more money on education and social programs such as facilities for juveniles, such as receiving homes and group homes which we probably need instead of sinking huge amounts of money into this area of housing. I think that explains my reasons for making this motion, Mr. Chairman. That is all I have to say. Thank you.

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

HON. ROBERT H. MacQUARRIE: Thank you, Mr. Chairman. With the last phrase in the motion, the rider that Mr. Patterson has added, I absolutely agree with the intent of the motion. I was sympathetic yesterday when Mr. Forrest suggested that this House might want them to pursue a more aggressive policy. I had in mind myself to introduce such a motion.

Best Method To Tackle Problem

The one thing I had wanted to do first was to determine the best method of doing that so I will ask that question now of Mr. McCallum and Mr. Forrest as to whether this is the best method of tackling that problem. A couple of concerns that I have about it and maybe you can address them, can you agree entirely with Mr. Patterson or would it in some way involve us in an administrative kind of thing that would end up costing us more money than what we are going to recover from it? In which case that would be an argument against that method but again certainly not against the intent, which I approve.

I am also a little concerned that it would seem to me that housing associations right at the present time, if they were encouraged, might have some power to act without having to refer it to a legal process and referring it to the legal process in some way diminishes the authority of the local housing association. So would you comment on the method, please, because I can certainly agree with the intent. If you will think it is a good method, I will certainly support the motion.

HON. ARNOLD McCALLUM: Mr. Chairman, certainly that is one method I think that can be utilized. I think Mr. Patterson indicated yesterday I believe, the minimal amount of difficulty involved pursuing that avenue as a means of collecting back rent. I agree with the Member from Yellowknife Centre that in point of fact the housing associations themselves may be able to pursue that rather than the corporation in general, but I think the motion itself indicated that the corporation should communicate with the housing associations in order for them to pursue an avenue such as has been described. It will certainly to some degree provide a greater amount of administrative difficulties or a greater number of difficulties, although they very well may be rather minimal.

Agreement With Intent Of Motion

We believe by putting the responsibilities back to the housing associations in the communities that it will indeed enhance rental recoveries because, as has been indicated previously, that kind of funding goes a long way toward maintenance of units. I guess basically we would have no difficulty with that, with the motion. It recommends to us that we pursue this avenue. Whether one month is the proper time may be a moot point. Nevertheless the intent is to pursue an avenue whereby we can get greater rental recovery. We would obviously be pleased with the direction given by this Assembly to the corporation to pursue this. That means in fact that we all stand together on it. We would pass those comments to the associations so basically I guess, Mr. Chairman, my response to the hon. Member would be yes, we would agree that this is a method that can be used together with the housing associations and we really do not have all that much difficulty with it. Perhaps Mr. Forrest would want to comment administratively.

MR. FORREST: Thank you, Mr. McCallum. Mr. Chairman, my personal instruction to the staff is to increase the rental recovery this year by \$680,000, number one. Number two, it must be remembered that in this budget, this restraining budget, we have less people in the field and they will be travelling two fifths of their time rather than four-fifths of their time for this current year. So when Mr. McCallum speaks of additional administrative requirement that is true in the sense that we have less money and less people to do this. However, with the growing capability of our housing associations we feel that this can and will be done.

THE CHAIRMAN (Mr. Tologanak): Thank you. To the motion?

HON. ROBERT H. MacQUARRIE: Just a supplementary, if I may. I think Mr. Patterson certainly intended that it would be the housing associations that would initiate small claims proceedings. My point of distinction was simply, do they not now have some means of their own which they can bring to bear which they have not been using without necessarily going that step? If they have, would it not be better to encourage them to do that so that they maintain as much of their authority as possible?

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

HON. ROBERT H. MacQUARRIE: That was a question. Can I have an answer, please?

MR. FORREST: Mr. Chairman, we are very encouraged by this motion. Suddenly we do not feel, nor do the housing associations feel as naked in this rather distasteful task of collecting rents so we appreciate the motion.

THE CHAIRMAN (Mr. Tologanak): Thank you.

Community Pressure Would Be Brought To Bear

HON. ARNOLD McCALLUM: I think, Mr. Chairman, that the response to the Member's question would be yes, the pressure within the community would come to bear. I think that that is as much a force hopefully, behind collecting rents that are overdue, as much as going to court. Hopefully the process that has been advanced by the motion would be the final step. We would hope that it would be, I do not want to say peer pressure but community pressure would be brought to bear and certainly that is an avenue the local housing associations have.

THE CHAIRMAN (Mr. Tologanak): Thank you, gentlemen. Your points are well taken. To the motion. Any further discussion on the motion?

SOME HON. MEMBERS: Question.

Motion To Assist Housing Associations Collect Overdue Rent, Carried

THE CHAIRMAN (Mr. Tologanak): Question being called. The motion reads: That the Northwest Territories Housing Corporation take steps to instruct and assist the local housing associations to begin small claims proceedings in all areas where rents are not duly paid at the commencement of each month and where it appears to the housing association boards that tenants have the means to pay the rent. All those in favour of the motion please indicate by raising your hand. Opposed? The motion is carried.

---Carried

N.W.T. Housing Corporation, Total 0 And M, Agreed

Any further discussion of the operations and maintenance? If the committee is ready now to vote on total 0 and M, \$19,863,000, indicate by raising your arm. Those in favour? Opposed? Total 0 and M is agreed.

---Agreed

N.W.T. Housing Corporation, Total Capital

The item is agreed as approved. Discussion on the capital expenditures for the Housing Corporation, the amount of \$5,947,000. Any discussion? Mr. Evaluarjuk.

MR. EVALUARJUK: (Translation) Maybe if you would indicate what page you are on because we can follow along what you are going through here. Indicate the page number, please.

THE CHAIRMAN (Mr. Tologanak): Page 2.08. Total capital for \$5,947,000. An explanation is on page 11 of the blue book. Any discussion? Mr. Wah-Shee.

HON. JAMES WAH-SHEE: Mr. Chairman, this is in regard to the design of the log houses. On Friday, February 8th this committee adopted the following motion: 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.

Motion To Rescind Motion To Construct Smaller Houses

As provided for in Rule 51(1) I now move that that motion be rescinded. The reason why I am proposing that the motion be rescinded is because this particular motion is made in reference to the Mackenzie Valley where log houses are constructed and they burn wood in the Mackenzie Valley. The way I read this particular motion, it is directing the Housing Corporation to build smaller log homes. The Housing Corporation has later on this summer to hold meetings with the communities, local housing associations to do a review of the existing housing programs and also look at a variety of designs. So this particular motion would limit the variety of designs and sizes so, therefore, I am suggesting that this motion be rescinded so that in its place we can have a more appropriate motion which would still retain the basic idea behind this motion.

THE CHAIRMAN (Mr. Tologanak): Mr. Wah-Shee, you want to rescind the motion before we go into the capital estimate discussion?

HON. JAMES WAH-SHEE: This is part of the discussion, Mr. Chairman, I would propose.

THE CHAIRMAN (Mr. Tologanak): Under the capital estimates, Mr. Wah-Shee?

HON. JAMES WAH-SHEE: Yes.

THE CHAIRMAN (Mr. Tologanak): Mr. Wah-Shee has made a motion to rescind the motion that was in the recommendations of the finance committee on page nine, item 7(b). Mr. Wah-Shee, do you wish to comment to the motion?

Restriction On Size Of Homes

HON. JAMES WAH-SHEE: Yes. I think the intent of the motion as proposed by the standing committee on finance, was to direct the Housing Corporation to build more energy efficient houses, but the way it is worded there, that smaller houses be constructed by the Housing Corporation and that wood burning as a supplement be encouraged, I really have no difficulty with that other than the way it is worded. It more or less restricts the Housing Corporation dealing with the types of log homes that should be constructed in the Mackenzie Valley.

I have stated at the beginning that this particular motion deals with the Mackenzie Valley, because the Mackenzie Valley is probably the only area where you have wood burning and where log homes are constructed, so I would probably suggest that in its place instead of having smaller houses we could probably insert "energy efficient housing". That would take care of the concern that I have. That is essentially the reason why I am suggesting that the motion be rescinded and that another motion be introduced to clarify the basic intent of the motion.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Wah-Shee. To the motion. Any discussion? Mrs. Sorensen.

MRS. SORENSEN: As chairman of the finance committee I would like to make a comment with regard to the motion. I feel that the committee will react favourably to removing or rescinding this motion. If I remember rightly the discussion which took place during the finance committee meetings was really the need that we had to deal with the desire in the North for energy efficient homes. We felt that there was a need for them to be built by the Housing Corporation. The finance committee discussed the housing that has been built in the past and housing which has not been energy efficient and one just has to look at the amount of rehabilitation dollars that is now being sunk into correcting past mistakes, several hundreds of thousands which are now in our main estimates today and these are houses that I might add have been built in very recent years, from 1974 to 1978. Unfortunately we chose the wrong word; "smaller" to us meant "energy efficient" and I think it should be rectified.

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

MR. PATTERSON: Mr. Chairman, I would agree with the motion as well, even though I spoke in favour on that somewhat weary Friday afternoon. I did not fully appreciate that the motion was going to take effect in an area which I was totally unfamiliar with, in that it referred or it was confined to wood-burning houses. So when I was reproached after by Mr. Wah-Shee and others for interfering where I really had no business to interfere I felt a bit chastened and, therefore, I think the motion should go ahead and that the slate should be wiped clean. We probably voted for that motion with an entirely different intention than the effect which the motion would have given. I would support a motion, if it came up, to try to economize on the scale of houses generally in the Territories, but I now realize that the motion as worded would not have that effect at all, so I support the motion. Thank you.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Patterson. Any further discussion to the motion?

SOME HON. MEMBERS: The question.

Motion To Rescind Motion To Build Smaller Houses, Carried

THE CHAIRMAN (Mr. Tologanak): The question has been called. All those in favour of the motion to rescind the motion that was passed on item 7(b), please indicate by raising your hand. Opposed? The motion is carried.

---Carried

Mr. Wah-Shee.

Motion To Design Energy Efficient Houses

HON. JAMES WAH-SHEE: I would now like to move that through this Assembly in the interests of energy conservation, energy efficient housing, designed in consultation with community housing associations, be constructed by the Housing Corporation and that wood burning as a supplement be encouraged where possible.

THE CHAIRMAN (Mr. Tologanak): We are just checking out the connotations here. It has been moved by the Hon. Mr. Wah-Shee that through this Assembly in the interests of energy conservation, energy efficient housing, designed in consultation with community housing associations, be constructed by the Housing Corporation and that wood burning as a supplement be encouraged where possible. To the motion, Mr. Wah-Shee.

HON. JAMES WAH-SHEE: This particular motion I think is intended to go along more with the idea intended. The idea, I think, was that energy efficient houses be constructed by the Housing Corporation instead of referring to smaller houses and that energy conservation I believe is the idea behind the motion proposed by the standing committee on finance. So the motion that I am proposing I think has the intent and the idea behind the motion that was proposed by the standing committee on finance.

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

AN HON. MEMBER: The question.

THE CHAIRMAN (Mr. Tologanak): The question being called. Mr. Nerysoo.

HON. RICHARD NERYSOO: I just have a question that I need clarification on and that is to ask the Member whether or not he is referring to log-constructed buildings.

THE CHAIRMAN (Mr. Tologanak): Mr. Nerysoo, I just may say that the motion, "...energy efficient housing, designed in consultation with community housing associations..." Any further discussion to the motion? The question being called.

SOME HON. MEMBERS: The question.

Motion Carried

THE CHAIRMAN (Mr. Tologanak): All those in favour of the motion and I will read it again: That through this Assembly in the interests of energy conservation, energy efficient housing, designed in consultation with community housing associations, be constructed by the Housing Corporation and that wood burning as a supplement be encouraged where possible. All those in favour of the motion please indicate by raising your hand. Opposed? The motion is carried.

---Carried.

HON. ARNOLD McCALLUM: Mr. Chairman, may I just pose a question? I take it from the direction of that motion that we are to produce heating devices that will in fact burn wood. Is that correct? There is no intent that the Housing Corporation now supplies that cordwood, is there? Or to put another hat on it is there any intent that the Department of Social Services will then provide the cordwood? But it is merely as I understand the motion to put in devices where possible that would burn wood rather than any other fuel. Is that correct?

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

HON. JAMES WAH-SHEE: Correct me if I am wrong, but I think the interpretation that I have on this motion basically means that the Housing Corporation should be encouraged to build energy efficient housing designs and that wood burning should be encouraged where possible, so I do not really understand your interpretation of that motion.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Wah-Shee. Mr. Noah.

MR. NOAH: (Translation) Mr. Chairman, I am not getting a lot on what we are talking about. In our part of the country I do not think wood-burning stoves would be very useful because we do not have trees. For the people from Department of Social Services and from the Housing Corporation to help us I think would be too expensive. Freight and ordering would be even higher than ordering the wood itself.

THE CHAIRMAN (Mr. Tologanak): Mr. Noah, this motion reads that wood burning as a supplement be encouraged where possible. If it is not possible, it is not possible. Is it the wish of the committee to move on to the capital estimates of the Northwest Territories Housing Corporation?

SOME HON. MEMBERS: Agreed.

---Agreed

THE CHAIRMAN (Mr. Tologanak): It is agreed and the floor is open to discussion on capital estimates. The first speaker is Mr. Patterson.

Tripartite Agreement

MR. PATTERSON: Mr. Chairman, I would like to ask the Minister: The other day your general manager mentioned the entering into of a tripartite agreement between the Northwest Territories Housing Corporation, Canada Mortgage and Housing Corporation and the INPHC, Inuit Non-profit Housing Corporation to build units next year and I believe those units would be in Frobisher Bay. What I would like to know is under the tripartite agreement does the Northwest Territories Housing Corporation contribute funds and, if so, is there a place in this capital budget for that project if it should be able to move ahead in the coming year?

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

MR. FORREST: If I may, Mr. Chairman, answer this question. The tripartite agreement that Mr. Patterson is referring to will be the first of its kind in the Northwest Territories in the form of capital. Our existing tripartite agreement with the INPHC is on an assisted grant system for operation and maintenance which is in the budget which you just approved. Getting back to the Frobisher Bay capital costs, these units will be designed in concert with housing associations and the hamlet councils and ourselves with INPHC doing the architectural work. It is envisaged that the front-end financing or the development financing will be provided by Canada Mortgage and Housing Corporation this year for a construction start either late this year or early next year and then in 1981 we will be presenting in our budget certain capital costs to assist the INPHC.

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

MR. PATTERSON: Yes, just supplementary. Those capital costs would go toward what kind of expenses, may I ask? That is the ones for next year.

MR. FORREST: Mr. Chairman, at this moment this has not been worked out. I have a communication which I responded to from INPHC agreeing to their program and to assist them in their program with Canada Mortgage and Housing Corporation for 1980 supplying these development funds. Further development funds in capital from the Northwest Territories Housing Corporation have yet to be worked out.

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

Basis Of Fire Insurance

HON. ROBERT H. MacQUARRIE: Thank you, Mr. Chairman. First of all I notice the item fire insurance and that question has been raised in a general way with respect to the government with the loss last year of the Rankin Inlet school and the recent loss of the Pine Point school. Would you tell me how the Housing Corporation handles this problem? Do you have fire insurance only on particular buildings or just what is the basis? Maybe we can learn something with respect to the other government functions.

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

MR. FORREST: Thank you, Mr. Chairman. We are currently dealing with three insurance companies to completely review our insurance program but what is currently our policy is that we only insure under policy our large multi-unit developments such as Frobisher Bay, Inuvik and larger areas where we have row housing or apartment dwellings. We do not at this time insure our single family dwellings. The insurance policy premium would be in the area of \$350,000 to \$380,000 per year. So we have created a self-insuring policy grant in the amount of \$300,000. To date this has worked out very equitably for the corporation and for the government. Our losses per year from fire have never exceeded about \$110,000 to date. However, we are reviewing this with three insurance companies and with bringing up to date the government's improved firefighting apparatus and water supply we may go well into certain communities and insure when we have these facilities available and the rate is proper. The balance we will continue on on our present policy. Thank you.

THE CHAIRMAN (Mr. Tologanak): Mr. MacQuarrie, did you have further questions?

HON. ROBERT H. MacQUARRIE: So in the case of federal or provincial governments where they have enormous capital holdings and access to not an inexhaustible supply of money but certainly they are able to generate large sums of money it may make sense not to insure but in an organization where there are limited funds it does make sense to do some insuring. Is that your thought?

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

MR. FORREST: Mr. Chairman, that is correct. We have just suffered two fires in the past three weeks and we will be replacing these buildings. We find our policy to date has been far more equitable than just going out to general insurance. Also in our building design we have more that the required firebreak distance and fire walls, etc. So I believe at this moment we will be continuing the same program.

THE CHAIRMAN (Mr. Tologanak): Thank you.

HON. ROBERT H. MacQUARRIE: I have one more question if I may, please. The item of warehousing, \$500,000, could you tell me where and for what purpose?

Warehousing Explained

MR. FORREST: Where, Mr. Chairman, is Pond Inlet and we will be entering negotiations with the officials, the municipal officials in Coppermine for the leasing of a building on a long-term lease. The balance of warehousing has not been allocated but I would hasten to add that the term "warehousing" is rather a misnomer. This is a multi-purpose building whereby we enter into an agreement with the housing association and the settlement or hamlet council. We provide minimum funds and through their labour, through their efforts and through their ability of acquisition in the form of this partnership, we are building these buildings for about half of the price of the conventional manner. Now the buildings are rather unique in that they form the office space for the housing association, they form workshop heated space for maintenance and a cold area, internal area for dry storage and also to double for the prefabrication of component parts for reconstruction and our rehabilitation program. These buildings are encircled with a high fence to prevent theft and so on, so they are really a partnership affair both in money and the resources of the community, the housing association and this corporation.

HON. ROBERT H. MacQUARRIE: Is this the first time such a partnership has been undertaken and will we be hearing more about the success or failure of the undertaking?

MR. FORREST: Mr. Chairman, our first one was at Eskimo Point and construction began in 1978. It was completed in 1979 and it is a total success. In fact it has given us the type of encouragement to include such an item on the budget. They are successful and they will be successful because they are a partnership.

HON. ROBERT H. MacQUARRIE: I have another set of questions if I may. With respect to shared programs, the column CMHC fund, first a point of information. Again I have much to learn in this area. Would the CMHC portion be loans or grants or, you know, a breakdown between the two?

Programs Shared With CMHC

MR. FORREST: Mr. Chairman, at the current time we are working under two sections of the National Housing Act, section 40 and section 43. Section 40 is a partnership between Canada Mortgage and Housing Corporation and the Northwest Territories Housing Corporation. This is a share of capital and a share of operating and maintenance. We share 75 per cent with Canada Mortgage and Housing Corporation and 25 per cent with the Northwest Territories Housing Corporation. There is no repayment on the share of 75 per cent to Canada Mortgage and Housing Corporation.

The second section of the act that we work under is section 43. In relation to capital, Canada Mortgage and Housing Corporation provide 90 per cent through a repayable loan which we note as amortization to Canada Mortgage and Housing Corporation. The balance of ten per cent is funded by the Northwest Territories Housing Corporation through the Government of the Northwest Territories. In the area of operating and maintenance it is cost shared 50/50 and therefore 50 per cent of our share, the Northwest Territories Housing Corporation's share is related in our operating and maintenance budget. If it would be of use to the Assembly we could have this typed out for you for future reference.

HON. ROBERT H. MacQUARRIE: I think it would be appreciated certainly by me, Mr. Forrest. The final question. In the \$21,063,000 which would be the total capital spent this year is that for the 101 units of public housing?

MR. FORREST: Mr. Chairman, that is true but only in part. It includes the emergency repair program, the training under section 37. This is the specific program that we have negotiated separately with Canada Mortgage and Housing Corporation. It includes a rural and remote program that we discussed, public housing under sections 40, 43, rehabilitation under section 43 and land also, under section 42. The reason that we did not record section 42 is that it has been a defunct funding program of Canada Mortgage and Housing Corporation and we are the only people in Canada that receive moneys directly from the Government of Canada for the acquisition of land. So when you add all those, all that program it represents the \$21,063,000. Then to that is added the non-shared programs.

Cost Per Unit

HON. ROBERT H. MacQUARRIE: Yes. May I, Mr. Chairman? With respect to the actual units that are being built then I could, I guess, select those capital items that are specifically sections 40 and 43, housing and so on and determine a cost per unit but perhaps you already have that figure. Could you let me know what it is? In other words, when we consider the transportation and the construction cost and the materials and everything for those 101 units going up this year approximately what will be the amount per unit?

MR. FORREST: Mr. Chairman, I would be very hesitant to answer that question because it would be very misleading. In that amount of money we are building 22 rural and remote homes that have an entirely different formula. We are building single person homes. We are building row housing, six-plexes that you referred to the other day. We are building four-plexes. We are building three family three bedroom houses, four bedroom houses and all throughout the Territories so averaging would be a very dangerous thing to do. We do not and cannot average.

HON. ROBERT H. MacQUARRIE: In which case then did I miss a sheet somewhere that would indicate the finished cost for each of the various kinds then, Mr. Forrest?

MR. FORREST: Mr. Chairman, if you wish on an averaging per unit price, it is \$63,000. It runs about 26 to 27 per cent higher than houses built in the Edmonton and Saskatoon area.

HON. ROBERT H. MacQUARRIE: I am sorry. What percentage higher was that?

MR. FORREST: It is 26 to 27 per cent higher.

HON. ROBERT H. MacQUARRIE: Thank you.

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

MR. EVALUARJUK: (Translation) Mr. Chairman, my question relates to the Baffin region. There are only three communities that will be receiving these funds. They are Cape Dorset and Pangnirtung and Frobisher Bay. What is the reason for Frobisher Bay getting 20 houses and possibly for other communities in the Baffin region, at least 20 of those units should be allocated to those different communities. It seems like Frobisher Bay is getting a lot of houses and it seems like the other communities around Frobisher Bay are not getting enough housing and they are unhappy about that. In other instances they are able to build their own units, their own houses and, therefore, creating employment, for example, Pond Inlet. What is the reason for only three communities in the Baffin region getting the housing? Would you be able to reply?

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

Building In Baffin Region

MR. FORREST: Thank you, Mr. Chairman. To begin with, we are building half or 50 per cent of the houses that we feel are required in the Baffin this year. This is due to financial restraint. However, we have worked with the individual communities this year throughout the Territories and, for example, you mentioned Pond Inlet. Well, Pond Inlet has an ambitious housing construction program now under way for 1979-80. Frobisher Bay is receiving these 20 houses, not only because of need, we can demonstrate a need for 60 new houses but we only have funding for 20 and aggravating that problem was the failure of the sealift in 1979 as you know.

Pangnirtung was to receive 15 new housing units and now is receiving nine. The corporation has ceased the practice of being the only determining person to decide who is getting what, but rather we are dealing with the communities. We are saying we only have this amount of dollars, this amount of money, really what are the needs and how can we satisfy those minimum needs? There was no significant building in Frobisher Bay in the years 1974 to 1976. Three things have aggravated the housing situation in Frobisher Bay; that was the failure of the sealift, the tremendous demand because of in-migration to the community and the lack of building activity in 1974, 1975 and 1976.

As I mentioned, Mr. Chairman, several days ago, we can demonstrate a need, supported by the communities, for 400 new housing units per year and it is not our idea only to build 100, but we feel very strongly that this is the maximum money that can be properly made available to housing in the Northwest Territories, so we have to act in this world with what we consider realism. Thank you.

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

MR. EVALUARJUK: (Translation) Mr. Chairman, I feel that they are building houses and I feel that they have to build under the ground otherwise it is just going to be blown away.

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

MR. FORREST: I would hasten to agree, except that in our last storm the worst suffering we did was losing the shingles from about ten houses, but I do not think the people of Pangnirtung would really want to live under the ground anymore.

THE CHAIRMAN (Mr. Tologanak): Thank you. Mr. Curley.

MR. CURLEY: Mr. Chairman, if it is appropriate I would like to move a motion that deals with the capital projects.

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

Motion To Conserve Energy By Building Porches

MR. CURLEY: Whereas this Assembly and the Housing Corporation have taken steps to conserve energy and to curb excessive energy consumption of all public housing under the jurisdiction of the Northwest Territories Housing Corporation; I move that the Housing Corporation be instructed to build porches on all units and on main and fire doors in Eastern Arctic communities and that proper maintenance be enforced to prevent excessive drafts on all housing.

THE CHAIRMAN (Mr. Tologanak): May we have a copy of your motion, Mr. Curley? If I understand the procedure when dealing with the estimates we can either pass the items or decrease the amounts, but I understand that we cannot increase the estimates. Recognizing the time the chairman would recess for 15 minutes for a tea break.

--SHORT RECESS

THE CHAIRMAN (Mr. Tologanak): The committee will come to order, recognizing that we have a quorum. Mr. Curley.

MR. CURLEY: Thank you, Mr. Chairman. If you will permit me I will read the motion again. We have made some modest changes due to some problems with the first one. Can I go ahead now?

THE CHAIRMAN (Mr. Tologanak): Yes.

MR. CURLEY: Whereas the Assembly and the Housing Corporation have taken steps to conserve energy and curb excessive energy consumption of all public housing under the jurisdiction of the Northwest Territories Housing Corporation; I move that this Assembly recommend that the Housing Corporation build porches on all existing units in Eastern Arctic communities for 1980-81 and proper maintenance be enforced to prevent excessive drafts on all housing.

THE CHAIRMAN (Mr. Tologanak): It has been moved by the hon. Member from Keewatin South: Whereas the Assembly and the Housing Corporation have taken steps to conserve energy and curb excessive energy consumption of all public housing under the jurisdiction of the Northwest Territories Housing Corporation; I move that this Assembly recommend that the Housing Corporation build porches on all existing units in Eastern Arctic communities for 1980-81 and proper maintenance be enforced to prevent excessive drafts on all housing. To the motion. Mr. Curley.

Existing Houses Not Properly Maintained

MR. CURLEY: Thank you. I think all my Eastern Arctic colleagues would concur with that motion, because the existing housing, the majority of them are a real problem to energy conservation. I think the whole reason we have such excessive energy being wasted is due to the fact that the existing housing at the moment is not properly maintained and the porches have not been built. Sometimes the north end of the houses are facing northward or where the main door is used. Then in many cases the doors are not properly fitted into the houses and this has been part of the major problem where there are no services to alleviate those problems. So unless we take measures to prevent that part of the problem I think any kind of energy conservation measure would not be realistic. I believe the Housing Corporation is serious in trying to conserve energy and take these steps for curbing excessive energy consumption, but I do not think that these should begin at all until we have improved the present problems that exist besides just taking energy conservation measures. So I think the motion itself is clear and I do hope that Members in the Eastern Arctic will support the motion.

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

HON. ROBERT H. MacQUARRIE: I do recall from the years that I lived in the Keewatin that in the wintertime there was an evident need for porches. We used to have ice porches built at that time and I guess I am a little surprised that over the years they have not been taken into account in the building of houses. I wonder if Mr. McCallum would care to comment on the implication of this motion? I would appreciate his thoughts very much.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum, do you have an answer for Mr. MacQuarrie?

HON. ARNOLD McCALLUM: Mr. Chairman, if the motion indicates that we are to go back to improved and as a means of conserving -- or as part of the energy conservation program to units that have been in existence for some period of time, then that will require extraordinary funding of which we have not any. That particular aspect has been cut out. That is a capital item and rightly it should come up at this particular time. We would have to find those funds somewhere else in our budget or within the total budget of the government.

We are at the present time going through a number of rehab units at a cost of seven million dollars and that deals with approximately 210 units that were referred to previously, but the total cost of our rehabilitation under section 43 of the National Housing Act program approximates seven million dollars of which Members can readily see where those funds come from. I have no hesitation in agreeing with the intent of the motion, nor does the corporation. I think as the Member has indicated and other Members know this would do much in the total area of energy conservation. That is a problem of the corporation at this time, identifying those funds. If we have to take it out of capital, then obviously something in capital has to suffer, that is, within our own budget. Members also know that in terms of the program that has been under way for the last year or two in point of fact we are building within those units cold storage porches, if you like, that may be used as cold storage. I think in the plans that I passed around that was identified or could be identified within those plans. I do not disagree with the motion. The difficulty is in locating those capital funds. Mr. Forrest may want to comment further on that, Mr. Chairman, if you will.

Emergency Repair Program

MR. FORREST: Thank you, Mr. McCallum. Mr. Chairman, in December we negotiated with Canada Mortgage and Housing Corporation. We signed the contract this past week, under emergency repair program, that is item one on the estimate for the amount of \$200,000. This is exclusively for porches in the Baffin and Keewatin and the Central Arctic to be matched equally by this government for \$207,000 but this is particularly and peculiarly related to porches, to those above the tree line. So this is an additional funding that the corporation has received through direct negotiation with Canada Mortgage and Housing Corporation. In fact that added to other items on operating and maintenance represents about an additional \$600,000 that the corporation has received through its direct negotiation with the Government of Canada. So, therefore, it is our plan over the next four years to have all our buildings rehabilitated and by 1982 to have all porches installed. We are very, very well aware of the problem of porches. I have been in at least 400 of our homes above the tree line and that is the most serious problem, so therefore, we have addressed ourselves to it under rehabilitation and under this special emergency repair program. Thank you.

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

HON. ROBERT H. MacQUARRIE: In which case perhaps the mover would consider withdrawing his motion if he were satisfied that enough is being done. I do not wish to suggest enough is being done, but if the corporation is already cognizant of this problem and attempting to address it we may make it very difficult for them if we do not keep it on an orderly and properly financed basis. Thank you.

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

A Common Problem In The North

MS. COURNOYEA: I was also going to say that I think the motion is very much in order. I do not know if it only relates to the Eastern Arctic because I think the North is the North and if we are going to go into energy conservation I do not believe that it is only Baffin and Keewatin and Central Arctic. Surely some of the other communities have equal problems in that area as well as the emergency repair and other programs that have been established with the Housing Corporation. I am also aware that the capital outlay can come from the rents collected in communities if the communities wished to establish that that is where their rent will be used. So I think the motion is in order because there are areas where the costs can be determined within the budget.

THE CHAIRMAN (Mr. Tologanak): Thank you, Ms. Cournoyea. I take that as a comment and not a question. Mr. Noah.

MR. NOAH: (Translation) Mr. Chairman, to the motion, I would like to support the motion. Especially Baker Lake and Repulse Bay it is very clear that most of the porches are covered with snow. I know a few people have probably been in the Baffin and Keewatin or to Baker Lake. If you were to go to Baker Lake or Repulse Bay you would see that a lot of the buildings are covered with snow. What Mr. McCallum stated, what he said about a cold porch, they get covered with snow when there is snow in the North. The climate is sometimes different in the whole of the Northwest Territories. Right now there is a lot more snow over there than there is here in Yellowknife. There is hardly any snow here so it makes you think you are not in the North. I just wanted to support the motion.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Noah. Mr. Wah-Shee.

HON. JAMES WAH-SHEE: To the motion. I would like to comment that I think the motion is in order, but I also feel that the problem does not necessarily only exist in the Eastern Arctic. I think that the Housing Corporation is being directed to building more log houses, to burn more wood in the Mackenzie Valley and I think that burning wood, I think that you require porches as well. I do not think that it is just a problem in the Eastern Arctic so I would suggest to the mover that they should also consider including having porches built in the Mackenzie Valley as well, seeing that burning wood and burning oil are two different types of fuel. At the same time I think that porches should not be exclusively in one area of the Northwest Territories. I believe that the Housing Corporation should be directed to have porches in most of the housing that they design in the Northwest Territories.

THE CHAIRMAN (Mr. Tologanak): Are you proposing an amendment, Mr. Wah-Shee?

HON. JAMES WAH-SHEE: I am just suggesting that to the mover. If he does not think so, then I might consider having an amendment to the motion.

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

Must Include All Regions

MR. EVALUARJUK: (Translation) Mr. Chairman, to the motion. I would like to fully support the motion. We have heard about it in the past that they would eventually rehabilitate the houses, but I do not fully believe that it is going to actually happen in 1981. I want confirmation that it will be starting in 1981. My colleague, James Wah-Shee, like it is true, we cannot only do one region. His motion, I do not think it was directed to only the Baffin region. In our region I do not think we will ever get wood-burning stoves and I want to support the motion. We have heard in the past that there will be houses to be suitable and that will not be so breakable

as a lot of the houses. We heard that the houses are coming next year the way we want them to but so far I do not think this has been accomplished and the structure of the building I think is very strong. If they are going to save energy on the new houses, like if there is wind coming toward the door, our stoves or furnaces do not even start because of the draft coming in through the door. That is the situation right now and I know this so I want to support the motion.

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

HON. RICHARD NERYSOO: I would just tend to agree with the Member from Rae-Lac la Martre in that it may be that we do not quite get the snowdrifts that are in the Eastern Arctic or in the Baffin region and in the Keewatin but we do have in fact the same kind of wind in various communities throughout the Mackenzie Valley and winter is winter and it is cold no matter where you are. I think the program itself should be directed to all regions throughout the Northwest Territories.

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

MR. McLAUGHLIN: Mr. Chairman, could you please reread the motion to me?

THE CHAIRMAN (Mr. Tologanak): Yes. I was just given a note to do that: Whereas the Assembly and Housing Corporation have taken steps to conserve energy, curb excessive energy consumption of all public housing under the jurisdiction of the Northwest Territories Housing Corporation; I move that this Assembly recommend that the Housing Corporation build porches on all existing units in the Eastern Arctic communities for 1980-81 and proper maintenance be enforced to prevent excessive drafts on all housing. Mr. McLaughlin.

Amendment To Motion

MR. McLAUGHLIN: Mr. Chairman, I will make a motion then to amend Mr. Curley's motion to delete everything after "on all existing units". I would add "which do not presently have porches".

THE CHAIRMAN (Mr. Tologanak): Did you wish to delete the words "for 1980-81 proper maintenance be enforced to prevent excessive drafts in all housing"? Or did you just want to "in Eastern Arctic communities", delete that?

MR. McLAUGHLIN: It would be easier to delete "in Eastern Arctic communities" and in that way the motion would apply to all housing units. I would prefer that.

HON. ROBERT H. MacQUARRIE: A point of order. Did that include a date deletion

MR. McLAUGHLIN: No, it just included a specific reference to any particular region.

THE CHAIRMAN (Mr. Tologanak): Mr. McLaughlin, this will be the motion to amend, to delete the words in the previous motion, "in Eastern Arctic communities", so that part of the motion -- I will just read the second part: I move that this Assembly recommend that the Housing Corporation build porches on all existing units for 1980-81 and proper maintenance be enforced to prevent excessive drafts on all housing. To the amendment. Mr. McLaughlin.

MR. McLAUGHLIN: I would just concur with what Mr. Wah-Shee and Mr. Nerysoo said that the wind blows all over the Northwest Territories and it is not always hot wind either.

THE CHAIRMAN (Mr. Tologanak): Any further discussion? The question being called to the amendment. All those in favour of the following amendment: Whereas this Assembly and the Housing Corporation have taken steps to conserve energy and curb excessive energy consumption of all public housing under the jurisdiction of the Northwest Territories Housing Corporation; I move that this Assembly recommend that the Housing Corporation build porches on all existing units for 1980-81 and proper maintenance be enforced to prevent excessive drafts on all housing.

Amendment Carried

It was moved by the hon. Member from Pine Point. All those in favour of the amendment please indicate by raising your arm. Opposed? The amendment is carried.

---Carried

To the motion as amended. Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: Thank you, Mr. Chairman. Very regrettably I will find it necessary to vote against the motion. I really see the need for porches, but we are calling on the Housing Corporation to do something which is going to be very difficult for it to do and that is to stand aside things that it has already planned upon in order to undertake this project. I just feel that if this motion passes then I hope someone will have another one immediately to indicate to the Housing Corporation which program it should not go ahead with then, because it is a question of funds and so while I absolutely support -- if there had been a motion that said, "The Housing Corporation must understand that it has got in the future to have porches on the houses that it begins and to begin a program to add porches to others," I could easily support it but I just cannot support this motion, Mr. Chairman.

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

Transfer Of Moneys And Accountable Advances

MR. CURLEY: Thank you, Mr. Chairman. Mr. Chairman, we have consistently been reminded by fellow Members that this is the government and it is supposed to set policy and I believe that is exactly what I am attempting to do, set policy for the Housing Corporation. I would just like to remind the hon. Member for Yellowknife Centre that in the bill that we are going to be voting on, Bill 1-80(1), the last clause, clause 5 reads: "The Commissioner, when he considers it in the public interest to do so, may authorize (a) the transfer of moneys from an activity in an item set forth in the schedule to another activity in the same item; and (b) the transfer of moneys from the operation and maintenance vote as set out in the schedule to the capital vote therein in an amount not exceeding five per cent of the operation and maintenance vote..."

You all know operation and maintenance requirements have been met for the financial year 1980-81 and I believe I would suggest that this authorization that we will be giving to the Commissioner when considering the transfer of money from one activity to another could very well be one of the priorities for the Commissioner to keep in mind. I also believe that the Housing Corporation as a large agency can seek other funds which may not be in our direct responsibility here. There are some funds that are available from the federal government, that the Housing Corporation can take a lead in trying to raise some moneys for the communities and ARDA, Agriculture and Rural Development Agreement, Special ARDA is one and there may be another one for rural development and I am sure that the Housing Corporation likely will not be able to meet all the requests that we have made, the recommendations that we have presented to them, but I would think as an agency responsible for the interests of the people in the North that they just should not necessarily have to be given a closed door and never bother to raise a question. I think that would be a denial of our responsibility to the people in the Northwest Territories.

---Applause

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

Number Of Houses Requiring Porches

MR. McLAUGHLIN: I would just like to ask Mr. McCallum and Mr. Forrest how many houses do they think they have, off the top of their heads, that require porches.

HON. ARNOLD McCALLUM: Off the top of my head, Mr. Chairman, I would not have any idea. Maybe Mr. Forrest would have an idea.

MR. FORREST: Mr. Chairman, in our northern/territorial rentals, those are the ones that were built by the Government of Canada, we have approximately 1734. In the model 1973 through 1978, about another 500 to 600. I would, if I may, and I do not know whether I am allowed to, however, I will take the risk in attempting to respond to Mr. Curley. I attempted earlier to mention that our direct negotiations with Ottawa had produced several things: Number one, an additional \$600,000 for programs that I have already mentioned and it is only our success and our ability to deal with the federal government, that has been through the support of this Assembly and whilst we take our total instructions from this Assembly, we also have negotiated additional funds from the Government of Canada that we cannot use unless we, as a corporation and you as a government, match those funds. So, I want to be perfectly open on our separate negotiations with the Government of Canada.

Therefore, there are funds available from the Government of Canada but they must be matched by this government. That represents several millions of dollars. Now, there is one difficulty in achieving the end Mr. Curley is stating, not a monetary difficulty but a vehicle with which to do it and that will be worked out with the Government of Canada. I do not know whether that assists this Assembly in your deliberations or not.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Forrest. Mr. McLaughlin.

MR. McLAUGHLIN: Thank you, Mr. Chairman. Can I be led to understand though that you said that under the budget in the rehabilitation, section 43, that that total of approximately seven million dollars would include some porch building or could porches be included in that program and also that the first item under the shared program would be mostly porches, and that would give you \$7,500,000 for approximately 2500 houses, that would give you \$10,000 per house to build porches with. It should leave a lot left over to at least make an effort to the rest of the programs listed under rehabilitation.

Achieving Federal Funds

MR. FORREST: Mr. Chairman, the description by arithmetic is quite correct but on a rehabilitation program it includes 200 fully rehabilitated houses up to say an average of \$25,000 per unit which includes porches. The residual of \$200,000 is going towards porches out of that seven million dollars and in the emergency repair program of \$407,000 that is the total porches, so we are pretty well going to meet the ends that you are desiring. But I want to clear up one thing, the question of why this \$200,000 from the federal government is going in above the tree line. It was achieved by taking the president of Canada Mortgage and Housing Corporation and his senior vice-presidents on a tour of that particular area. Now, next year we are taking them on a tour of the Mackenzie area and a similar thing is going to happen there, but these negotiations often cannot become territorial wide because of the circumstances.

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

MR. PATTERSON: Thank you, Mr. Chairman. To the motion. I think we all agree that this motion is something that in principle no one cannot support. I have always been astonished at the number of houses that somebody built, and maybe it was in the days of the federal government, whose doors open to the north. It never ceases to amaze me that people would build houses with doors opening to the north. So the motion to build porches is eminently sensible to my way of thinking, but I am a bit concerned about saddling the corporation with a burden that it cannot carry without sacrificing its other commitments.

Now, I guess what I would like to ask Mr. Minister or Mr. Forrest, Mr. Chairman, is if you had such a strong expression of concern from this Assembly and a unanimous or virtually unanimous call for correction of the problem which seems obvious to anyone who has spent any time visiting or living in public housing in the Northwest Territories, would this be a lever which could assist you in your negotiations with the federal government, or as far as CMHC goes, would this kind of strong expression of concern on the part of the Assembly itself help you to make a case for special aid, coupled of course with the fact that this is an investment in lower utility costs?

A Cost Shared Program

HON. ARNOLD McCALLUM: Mr. Chairman, I think very well it may do that and it has in the kinds of negotiations that have been carried out directly with the CMHC in the past. I think the corporation recognizes that there is that particular need to be addressed. We have successfully negotiated particular amounts of money from the federal government for those kinds of things in the past. As Mr. Forrest has indicated, he can make a case with CMHC for that kind of funding but these are cost shared and you need the corresponding funding from this government. There is no question. You know, there is no question that we can work toward that and there certainly is ammunition, if you like, in carrying out negotiations. I think CMHC will recognize this, but again it is a cost shared program and therefore there has to be money input from this government to take advantage of those programs.

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

MR. SIBBESTON: No comment.

THE CHAIRMAN (Mr. Tologanak): Mr. Patterson, I thought you were finished. To the motion?

MR. PATTERSON: Just a supplementary, to the motion. What is our share of those costs? Could you tell me what kind of a split it is between the CMHC, the Government of the Northwest Territories and the Northwest Territories Housing Corporation?

THE CHAIRMAN (Mr. Tologanak): Brief and to the point, Mr. McCallum.

HON. ARNOLD McCALLUM: I will try to be brief and to the point. If it comes under section 40, then it is 75/25 CMHC and Northwest Territories Housing Corporation. If it comes under section 43 it is 90 per cent CMHC, ten per cent Northwest Territories Housing Corporation.

THE CHAIRMAN (Mr. Tologanak): Thank you. Mr. Sibbeston, you had indicated...

MR. SIBBESTON: No.

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

MR. PUDLUK: (Translation) Mr. Chairman, to the motion. I think it is quite obvious now that in the North there is a need for porches and they are not being built presently. Are not all of them being put in the units because of the financial situation? I believe some very important ones are being built and I think I understand the motion. In case it is possible to achieve that, in the small communities it seems like they are encouraged more easily because like the problems have been given the status of more porches. I think now it is being looked into, the communities, giving porches. Will we still be discussing this matter about porches, are we going to be talking more about this, concerning the Housing Corporation? I am completed here for now.

THE CHAIRMAN (Mr. Tologanak): To the motion as amended. Mr. Patterson.

MR. PATTERSON: Mr. Chairman, I hate to complicate things unduly, but maybe it is the lawyer in me. I am just concerned that the motion requires the Housing Corporation to build porches on all existing units and some of them have porches on them already. I for that reason would move that the motion be amended to clarify that. I am sure everyone will agree it makes sense...

HON. ROBERT H. MacQUARRIE: On a point of order, Mr. Chairman. I believe Mr. McLaughlin included something at the end which says "which do not presently have porches". I may be wrong. Sorry.

Further Amendment To The Motion

MR. PATTERSON: Without trying to unduly prolong this discussion I would move an amendment which simply would add the words after "units" the words "which presently do not have porches". I think if I may speak to the motion many...

THE CHAIRMAN (Mr. Tologanak): I will read the second part. The hon. Member from Frobisher Bay's amendment as proposed: I move that this Assembly recommend that the Housing Corporation build porches on all existing units which presently do not have porches for 1980-81 and that proper maintenance be enforced to prevent excessive drafts on all housing. To the amendment, Mr. Patterson.

MR. PATTERSON: Mr. Chairman, I think the motion simply recognizes that there are some public houses where either the owners themselves have built porches or where the housing associations have built porches and I just want the motion to make sense and to be credible. That is why I am making it. I do not think anyone will disagree with that intent. Thank you.

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

MS. COURNOYEA: In the explanation by our representatives on the Housing Corporation we were told that in particular concern to the Eastern Arctic the funds had been negotiated for this particular area and that the reason they received the funding was because they did take a tour into the Eastern Arctic and Keewatin areas and this money is scheduled to go for this particular use.

THE CHAIRMAN (Mr. Tologanak): Thank you, Ms. Cournoyea. Further discussion to the amendment? I will read the amended motion: Whereas the Assembly and the Housing Corporation have taken steps to conserve energy and curb excessive energy consumption of all public housing under the jurisdiction of the Northwest Territories Housing Corporation I move that this Assembly recommends that the Housing Corporation build porches on all existing units which presently do not have porches for 1980-81 and that proper maintenance be enforced to prevent excessive drafts on all housing. Is the question being called?

SOME HON. MEMBERS: Question.

Further Amendment To the Motion, Carried

THE CHAIRMAN (Mr. Tologanak): All those in favour of the amendment please indicate by raising your arm nice and high so you will wake up. Opposed? The amendment is carried.

---Carried

To the motion as amended. Mr. Curley.

MR. CURLEY: Mr. Chairman, I would just further like to comment on the motion as amended. We are experiencing right now very strict measures to curb excessive energy use as well as collecting rents from individuals at the settlement level. We were successful in approving the recommendation to the Housing Corporation to start holding small claims court proceedings in communities for those who do not pay when they are presumed to be able to pay. So I think it is important if we are going to be serious in providing housing, rental units, to people we have to ensure that they are satisfied with the houses they are living in and they are in proper order. I think for this reason the porches may be a small issue but I think in that part of the country where it is very cold it is very important to settle that problem. I do realize that the Housing Corporation may not solve all the problems for us, but I think it is clear that we as representatives must be able to demonstrate proper policies are given to them so at least they can report back whether they were able to meet all our requests. For this reason I would just like to say that I would support the motion and get on with the job.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Curley. To the motion as amended. Mr. Nerysoo.

HON. RICHARD NERYSOO: Yes. I would tend to agree there is a requirement to upgrade the housing as with regard to porches, but I have some reservations with regard to who is going to set what regions do in fact have priority and who are in fact forcing upon the Housing Corporation that authority right now and we are not taking the responsibility.

THE CHAIRMAN (Mr. Tologanak): Thank you, Hon. Mr. Nerysoo. Is the question being called?

SOME HON. MEMBERS: Question.

THE CHAIRMAN (Mr. Tologanak): Mr. McCallum, do you wish to respond?

Program To Be Carried Out Throughout The N.W.T.

HON. ARNOLD McCALLUM: Mr. Chairman, if I may be allowed to make two or three remarks, one in relation to the last remark. I would take it from the direction of the motion when it passes or if it passes, that the program would be carried out throughout the Territories, not just in a particular area, because I sense that is the direction being given. Two other comments, if I may, Mr. Chairman, just on the motion. I do not say there is a difficulty but it causes some concern. The corporation has passed to the associations in the communities that responsibility of doing maintenance work, not doing construction work. I have the difficulty, or the corporation I should say they have the difficulty, in having this work done in one particular year in all communities because I do not think we should be going outside of the Territories to have this work done. So, therefore, the concern is whether, in fact, we could accomplish in all those units that do not now have porches that particular work within the one year.

Secondly, a concern exists in terms of the funding, were we to use present funding that has been negotiated with CMHC because as I indicated to the committee and to the Member from Frobisher the percentages under those two sections of the National Housing Act, once you change from capital to O and M, if you like, then the percentages of cost sharing change. So I just have a concern. It is not so much getting the money but the concern would be in attempting to get this done in all communities within that one year. It may not be of concern. It may very well be that there is a capability within each community to have this done within one year. I am not trying to provoke anything further. I simply raise those concerns in relation to the motion. The corporation takes the direction and, as Mr. Curley has indicated, you set policy and I as well as the corporation would be very pleased to have that kind of policy put before us and give us that direction. In a lot of instances it is maybe the first time we have had that concrete, definitive direction from the Assembly and we would take that. I just raised those two concerns. If we do not get it done, if the associations do not get it done all in one year, do you slap the corporation on the wrist or wherever for not having it done or do we make every possible attempt to do so? I just raise those two concerns, Mr. Chairman.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. McCallum, your points are well taken. Mr. MacQuarrie.

The Right To Set Policy

HON. ROBERT H. MacQUARRIE: With respect, Mr. Chairman, to the question of whether this House has the right to set policy. There is no doubt in my mind that that is so, that is what we ought to be doing. We have the right to do it and we should do it, but we must not do it in a hasty and ill-advised fashion because then we do not have policy but we have whimsical actions taking place. We have got to give sufficient lead time in the statement of our policies so that we are sure in our own mind precisely what policy it is that we are giving for the administration to follow and so that there is no confusion in their minds as to how they ought to carry out the policy and, obviously, there is some confusion right at the moment. So all I am saying is I would still vote against it merely on that basis, that we cannot make a shambles of orderly and therefore effective development of programs in the North.

THE CHAIRMAN (Mr. Tologanak): A brief comment, Mr. Patterson.

MR. PATTERSON: I would just like to respond to Mr. McCallum. I do not think that we expect the corporation to do the impossible, but if we aim high we may come close to hitting the mark and I respectfully would suggest to Mr. MacQuarrie that it is only by asking for perhaps a little more than seems possible and by expressing our feeling of urgency about a situation that things get done and this is what administrators are for. This is probably a considerable challenge that we have given to the corporation and perhaps the Executive Committee, but just because it is a large challenge it does not mean that we should be afraid to make it and if in a year we find that less than 100 per cent of the units have had porches, but more than would have happened had we not made this motion then I will personally be happy. I do not think we are going to be asking for any recommendations or resignations if you were unable to do what was not humanly possible to do. Thank you.

THE CHAIRMAN (Mr. Tologanak): In the amount of discussion we have had we could have built 15 porches by now.

SOME HON. MEMBERS: The question.

Motion To Conserve Energy By Building Porches, Carried

THE CHAIRMAN (Mr. Tologanak): The question being called. All those in favour to the motion as amended indicate by raising your arm. Opposed? The motion is carried.

---Carried

Mrs. Sorensen.

MRS. SORENSEN: Thank you, Mr. Chairman. I have a question concerning capital. In response to a question asked by Mr. Tologanak the other day the Housing Corporation referred to some units and I believe the units are the Weber units. It was said that they had been built under a parachuting program and they have become an increasing liability. I believe, Mr. Forrest, you referred to those units as housing that had been built between 1974 and 1978 and you further said and I will quote from the record: "About an average of five of these 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, 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." Now, you mentioned that five of these units will be rehabilitated a year and I believe that looking at the estimates here you have a total of seven million dollars under rehabilitation. How much of that seven million dollars will be spent per unit?

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

MR. FORREST: Mr. Chairman, it will average \$25,000 per unit.

Weber Homes Units

MRS. SORENSEN: Mr. Chairman, I remember when the Housing Corporation introduced what we know as the Weber unit. I remember the serious questions that were raised at the time by the press, by people leaving the Housing Corporation, and in fact in some cases I understand, because they were concerned about the direction that the Housing Corporation was taking with the Weber unit, by people involved in the construction industry in the Yellowknife area. I do not understand how we got into this situation. Where were your engineers? Where were your designers? Where were the people who oversaw the construction of these units?

---Applause

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

MR. FORREST: They were here then. I do not know where they are now and I trust that I will never, ever see them again. Now, I am not remiss in this remark, but none of the people who made these decisions in the past are here now and that is the first thing that this new administration changed was this parachuting thing. We know, and we have proven this in the past two years, that these houses are designed by northerners, for the northerners, for the individual districts and they are built by the people in those districts and in those communities. Now, yes, we have assumed the responsibility for the past and we are correcting that, but I am not, nor will I allow this administration to be responsible for those units and that would not, I would suggest, be a misleading statement to this House.

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

MRS. SORENSEN: Yes...

MR. FORREST: If I may, these houses went out on a proposal call system. I do not know if they had any architectural or engineering input whatsoever. They were developed as a package, they were purchased as a package and they were parachuted in without regard to climate, lifestyle, orientation, topography or whatever else and yet these now are the most important ingredients of our whole delivery system.

THE CHAIRMAN (Mr. Tologanak): Did you wish a further comment or question?

MRS. SORENSEN: Mr. McCallum, it is not true, you know, that the people who were involved in that are no longer involved. We have one sitting right in this House and that is Mr. Parker. Mr. Parker was the chairman of the board of directors of the Housing Corporation. Now, how can he justify this situation that we have facing us now? Someone is responsible. You may not feel that you are responsible Mr. Forrest for the past but this House is responsible and previous Houses are responsible because they approved the budget and I frankly am very, very concerned about putting up my hand and okaying this budget without some guarantee that this same thing is not going to happen again.

THE CHAIRMAN (Mr. Tologanak): Mr. Parker, do you wish to respond to that?

Housing Movement In The N.W.T.

COMMISSIONER PARKER: Mr. Chairman, I was seeking an opportunity to respond even before I was named. It is all very well for Members to criticize the past and that is their right and in fact I guess it is their duty, but there are a few things that have to be borne in mind. When the Department of Northern Affairs and National Resources first initiated housing programs in the North there were no houses, I mean there were no houses for the Inuit people at least and starting as they did at that time from scratch they were not in a position to even conceive of the needs. I am not apologizing for them or particularly defending the actions of that time, but there was a perception that the people had to move from living in tents in the summer and igloos in the winter if there was ever to be an improvement in health standards in the North. I think that the major move towards housing was related to health, and so if you look at the houses that have been built over the years they have been built with a sincere desire to improve the lot of people who had no resources of their own to add into the mix.

The first houses that were built were very tiny, rigid frame houses, I believe they were called. The next model I believe was the matchbox, and so they have increased and improved over the years. They did not reach perfection at any given time, but also bear in mind the housing in the rest of the country did not reach perfection either, nor has it yet in other parts of our country reached the standards that are now being set in the North. The standards have changed.

When I built my house in Yellowknife, for instance, 22 years ago, I did not put in the insulation that people put in their houses today. I have taken pains to add more insulation since that time, but it simply was not even thought of at that time. The same thing applies in the housing programs that have come along over the years. The energy costs, the costs of oil per gallon, to put it simply, were a fraction of what they are now and those oil prices have really only escalated substantially in about the last five years. So the cost of heating a more poorly, or what then was thought to be well insulated but what we now consider to be a more poorly insulated house was very much less. Hindsight being such a good teacher there is no question but what we would have been much wiser, all of us who were concerned with it, to have built perhaps smaller houses, certainly better insulated houses and certainly better sited houses.

Call From Communities Was For More Houses

We have learned a lot over the years as to what should and should not be done. In every year there was only a certain number of dollars available. The call from the communities was for more houses. You cannot believe the pressure that existed in the late 1960's and early 1970's for more houses. The only way to answer that call was to use a precut or a prefabricated or a partially prebuilt design and I submit to you that there was no other way to answer that requirement if indeed an answer was to be given. The governments of those days decided that the need for housing was such that they would deliver what was the best available at the time and as I have said two or three times, hindsight tells us now that a better grade of housing should have been put up, but it was not altogether out of step with the Canadian norm by any means.

The houses, it has been said even by the managing director, were parachuted in. Well, I submit to you that there was a great deal more planning than that went into them. Now, if there was not as much care put into the construction, some of that was because there was also a very great desire to utilize the people in the communities to build them where possible. In many instances they did really good work. In other instances they were learning. In many other instances and I admit this freely, contractors who came here building them should have been better supervised and should have done a better construction job than they did, but they did not and there were errors made.

Now we are faced with the situation of upgrading a relatively old stock of houses. Never at any given time did this government have the kind of money that it negotiated for and wanted to have to build houses of higher quality. As I said a few minutes ago, perhaps the decision should have been made in every instance to build fewer houses, but the pressures were to accommodate a rapidly growing population, growing both through a high birthrate and through people moving from on the land situations into the communities.

I was amazed to hear earlier this afternoon comments about people being forced to come and live in the communities. That charge incidentally was not laid against this government. There may have been people brought in to communities. I really cannot say, but mostly they moved in because the facilities were being established in the communities, because there were schools, because there were nursing stations, because there were stores, because there were forms of entertainment available. The whole of North America has gone through a stage of urbanization and the Northwest Territories did not escape that direction either.

So I do not think that we can say that because houses were built in the past according to one standard and now have to be upgraded, that the present day corporation is not building good houses, because the corporation has learned. The corporation in fact not only has kept up with the times, it has led in northern house construction. I think the corporation can be proud of the construction and the designs that it is producing today.

THE CHAIRMAN (Mr. Tologanak): Thank you, Mr. Parker, for the history. The chairman having the privilege to call a recess for a cup of tea, we will now break for 15 minutes.

---SHORT RECESS

THE CHAIRMAN (Mr. Patterson): The committee will come to order. I believe Mrs. Sorensen had her hand up when we broke.

HON. ARNOLD McCALLUM: I wonder, Mr. Chairman, since the comment was directed at me, I wonder if I may be permitted to respond in kind.

THE CHAIRMAN (Mr. Patterson): Yes. I think you can, Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, I do not want to begin by attempting to sound too defensive in terms of it, and I hope I do not raise my voice too many octaves or tremble, etc. I, as a member of past Houses, have been involved in approving housing budgets of the past, over the past four years as have four or five other Members of this House and in some instances Members of this House who have been Members of past Houses who have been here eight to 12 years ago. The Member requests guarantees that past performances will not be perpetrated on the people of the North again in future years. I am not sure as to what kind of guarantees the Member wants. The Member has heard the guarantee of the managing director of the Housing Corporation. You have that from Mr. Forrest. The committee and the Assembly now have -- one of you because we are together in this -- for the first time on the Executive Committee responsible to the House for the Housing Corporation and unfortunately that is me or that is I. But we report to the House on it.

A Dramatic Improvement In The Operation Of The Corporation

You have, Members should realize now, more local involvement through associations and it is not necessary for me to go into the number again and the number of people involved in dealing with housing. We have now and have had northern people involved with the board of directors and I submit to you, Mr. Chairman, and to the Member as well as to other Members of this committee that there has been -- there I go again raising my voice -- there has been a dramatic improvement in the operation of the Housing Corporation over the past few years, being the past two, three or four. There has been a dramatic improvement in the response of the Housing Corporation to the needs, concerns, wishes of people in communities as to the variety and quantity of houses. We have indicated that we are now involved in a program of dealing with the upgrading of houses and that we intend to continue on with this upgrading, rehabilitation work and there is no sense of my going into any more than the Commissioner, Mr. Parker, did about what went on in the past. Suffice it to say at least on my part I guarantee, for whatever that guarantee is worth, that as long as I would be responsible to this House as one of you, for the operation of the Housing Corporation the sins of the past will not be visited upon you again.

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

HON. ARNOLD McCALLUM: Mr. Chairman, will you allow Mr. Forrest to comment?

THE CHAIRMAN (Mr. Patterson): All right, if he will be brief.

MR. FORREST: Thank you, Mr. Chairman. Seeing that the past is still here, maybe a few words would not be remiss. When an architect is questioned about his best building, when and where, he always states "my last building". When I came to the North I met with the then Deputy Commissioner Parker and we spent a great deal of time discussing the past, but we spent a great deal more time discussing the future and this is our job, the future, beginning today. We will correct the past. That is our responsibility. I have not seen too much that has been that perfect in our total society in the past, but we build upon it. At this time you are speaking of, the years 1973 to 1978, there were three or four people in our construction division at that time and as Commissioner Parker has stated, they were building the houses that were the best available at that time according to southern standards and this is what Commissioner Parker and I discussed.

In those days, as was throughout most of the housing authorities in Canada, it was done by the proposal call method whereby a short form specification would go out and require developers, entrepreneurs, not the professions, but just the industry to present a proposal and it usually went by price. This happened throughout Canada. So one singular house was purchased for one singular year. It was not designed for the North and it was not designed for all the things that we are designing for now but that was a requirement of the past. Now we are still living with that. We know that.

Today The Housing Process Begins In The Communities

Today we begin our design process in the community and the people are the ones who are designing these houses, the people in the communities are designing these houses as they have for the past two years. We are supporting them by professional planners, architects, structural engineers, electrical and mechanical engineers. To Mr. McCallum's statement of guarantee you also have mine as the chief executive officer but more importantly you have the people of the communities and you have the support of these professions including the legal profession. Now that is the greatest guarantee that one could have may I suggest and a greater guarantee than any other part of Canada as it relates to housing. It is only in the Northwest Territories to the best of my knowledge that the people indeed design their own homes and to the greatest extent build their own homes. So that is a statement of this administration and it is supported by all the members of this administration and I can assure you to the best part by the members of all our housing associations. I have had this discussion with them on many occasions and therefore that is the guarantee that the Minister, the Commissioner and the Housing Corporation is presenting to this Assembly. Thank you.

THE CHAIRMAN (Mr. Patterson): Thank you, Mr. Forrest. I would like to recognize the first Speaker of this House and former Speaker of this House, Mr. David Searle and a group of Yellowknife Boy Scouts who are visiting the chamber. Could you stand up?

---Applause

We welcome you here. Mrs. Sorensen, did you have a supplementary?

Concern For Staff Turnover

MRS. SØRENSEN: Yes, I do. I just have two observations. Number one, Mr. McCallum, the first thing I am going to do is frame your guarantee and present it for your deliberation every now and again. I just want to make a comment with regard to what Mr. Forrest said about not being responsible for the sins of the past and I can now appreciate what the people in the communities feel when a new face, a bright, shiny new face comes in to the community and says "I am here to do my best for you but do not blame me for what has gone on in the past." I guess that is a concern of mine and it is a concern of mine that I have had for several years in that our staff is turning over and turning over very frequently. I am not saying Mr. Forrest is going to go next year or in six months, but it is a source of frustration to be constantly told that "What can we do? It was done in the past."

The other point is that you can have the best designed house, the community can have the input, the design can be fantastic, your specifications for insulation could be first rate but if you are not there overseeing that project being built you are not going to get any better quality than you had in the past. So I think that is really the type of guarantee that I am looking for and I hope it is showing up in our budget, that you have got the people who are going to oversee these projects, people who know what they are doing, who will be there in the communities to guide the project from the beginning to the end to make sure that it is built to the proper standards.

THE CHAIRMAN (Mr. Patterson): Do you have a response, Mr. McCallum?

HON. ARNOLD McCALLUM: Mr. Chairman, I would let Mr. Forrest respond to it.

Training People In Communities To Supervise Construction

MR. FORREST: I wish, Mr. Chairman, to assure this Assembly that this last remark by the Member is certainly not new to me. We have heard this on many occasions in the communities. We are training people in the communities to supervise the construction. This is their desire, this is their will and we are prepared and preparing to do this. We have and we will present to you in this House as individuals our total training program and our sincere desire to do this and this is not a case that we are going to do it, this is a case that we are doing it and we are doing it today and we will continue to do it.

Now, in so far as our activity is concerned, it has been questioned as to how much staff are we reducing and I have so stated. That will have a detrimental effect, but we are trying to balance that detrimental effect by allowing the people through this education, this training, to be able to manage their own affairs in the construction activity, in the business activity and in the building activity and for us to receive a lower and lower and lower profile but we request the assistance of this House.

Now, in so far as me staying in the North or not, this is completely immaterial. This is a corporation that is well founded and they will not fall apart at the seams because the titular head leaves, but by the same token it is more important that the people in the communities can manage their affairs. So this is what we are doing. We are devolving quickly through our housing associations and through our federations and this is the message that we receive and these are the discussions that we have. We will gladly present to this Legislative Assembly the total results of our two recent federation meetings and housing conferences. One is published now and one Member has it but they are available for all Members. The second one, the Cambridge Bay housing conference is coming off the press. It is just in the translation stage and these messages, many of the messages that we have received here we have already received by form of resolution. We have responded to those resolutions and our responses can be seen and they are articulated in writing and they have been translated and they are for public view because they belong to the public domain. So we are conscious and we are working towards that end and we are here hopefully to receive not only your direction which we follow but also your support in these very areas that I just mentioned. Thank you.

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

Tendering Of Contracts

MR. CURLEY: Mr. Chairman, if you would allow me to ask a specific question regarding the tendering of contracts that the housing association would normally proceed with. I would like to ask the Minister or his official exactly how the tendering out of a contract for a place like Rankin Inlet or Coral Harbour where you have 50-odd houses that are to be built this coming summer, how do you go about preparing that tender and what are the conditions that are involved in meeting the tendering requirements? Are there bonding requirements or whatnot? Could you explain to me so that I would just know exactly how that is conducted and where do you send the notices to for all the tenders?

THE CHAIRMAN (Mr. Patterson): Mr. Forrest, or Mr. McCallum.

MR. FORREST: Mr. Chairman, I guess I could answer this question in order to allow Mr. McCallum to drop a couple of octaves in the meantime. The tendering procedure has been changed. We tender, we make our tenders known to each community. These are posted in the Hudson's Bay, the co-ops, the municipal offices, the housing association offices, the local newspapers and spot announcements on television or rather on radio, to ensure that everyone knows that we are going out to tender and when we are closing.

Last year to remove one of the inequities of the tendering process we opened our offices throughout the Territories to, our territorial offices into bid depositories, so when the date stamp or the pilot's signature and time is on there that constitutes an official tendering by time and by date. These tenders are then opened in the districts and we have requested and we are doing that this year, that the community affected will send several observers to sit in on the tender opening procedure which is duly recorded under law. Now, in so far as the tender awards are concerned, we are in a grey area of personal judgment. For example, last year in the 22 awarded contracts the figures have already been mentioned as to local contractors and to native contractors being successful and on most occasions the contract was not awarded to the lowest bidder but was awarded to the local contractor.

Awarding Contracts To Local Contractors

Now, again this is an area of judgment. Whilst we do not have a northern preference policy so written, we do have an operating policy to the best of our ability to award the contracts to the local contractor in order to keep the money in the community. There have been many occasions whereby the low tenderer was 50 per cent low and he was local. In other words, had he been awarded the contract he would have gone into bankruptcy, but on all occasions when this has happened we have personally discussed this with the low tenderer and explained it in its fullness and on each occasion the prospective bidder has withdrawn his low bid. Now, this is not -- and I do not wish to infer any intimidation -- there is absolutely no intimidation, but there are two requirements of my history and my training in this business and those are that you work for two people and they are your client and the contractor. You cannot work one against the other to the detriment of the other and this is the policy that we follow. We cannot simply arbitrarily say, "Okay, this man is going to get the contract and he may be the fourth highest bidder", because of all the emotional things we would like to do. We have got to act under the laws of Canada, under the laws of contract our industry, the construction industry, and we do have a construction industry in the Northwest Territories.

So, it all boils down to a case of do you wish this administration to exercise their professional judgment or what else? We are also concerned with the public purse, the Northwest Territories money and the money of the Government of Canada, so there is no hard and fast rule and I just suggest there could not be a hard and fast rule, but we have entered into many contracts under negotiation whereby we decided not to go to tender and seven million dollars hopefully of this budget, that you may or may not approve, in capital will be negotiated and will be negotiated with us and the people in the community to do this work. Now, I am on very dangerous ground. However, with your support we will stay on this dangerous ground for the good of the people of the Northwest Territories.

THE CHAIRMAN (Mr. Patterson): Thank you, Mr. Forrest. A supplementary, Mr. Curley.

Policy On Local Employment

MR. CURLEY: Supplementary to that area. I want to focus on the employment part of that awarding of the contract when supposedly the contract is awarded to a southern contractor. Do you have any kind of guidelines or policies with respect to local employment as to whether or not you encourage at all the southern contractor to have a certain amount of local employment by putting conditions to that contract?

MR. FORREST: Mr. Chairman, yes, we do. We write that into the contract. In certain cases we write out of the contract certain trades that the general contractor supply and we write into the contract that we as a housing corporation will supply those trades in the form of trainees. This year we are expanding the general trades and the labour trades in certain communities into the mechanical and electrical trades, so we are doing everything that is legally possible in order to ensure the maximum number of local and native people involved. In fact, we are now working on a method to not only suggest this by writing it into the contract, but to ensure that it is possible.

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

MR. SIBBESTON: Mr. Chairman, I would just like to ask Mr. Forrest about the SSHAG, Small Settlement Home Assistance Grant program and I notice that there is \$250,000 allotted for this coming year and just for those people who do not know about this program I would just like to state again my understanding of that program. It is that the government is making \$25,000 available to people who want to build their own houses and that in five years they have to pay half of it back and if they do so, if everything goes well the other half is absolutely forgiven. It is just an outright grant to the home builder and owner. I just want to state that I think this is just an excellent program. It is perhaps the brightest and the most wonderful thing that has come out of the Housing Corporation in the last few years.

I am just wondering whether there are present plans in the corporation to expand this program and might we arrive at the day some day when most of the housing programs or housing starts in the North are under a program such as this, rather than the government or the corporation building houses and then continuously having to put thousands and thousand of dollars into it every year? It is just an unending cost program, Mr. Forrest.

SSHAG Program Totally Sponsored By N.W.T. Government

MR. FORREST: Mr. Chairman, I would like to thank the Member for his kind words and maybe it is my opportunity to express my congratulations to one of the past things that this corporation has done that has been very successful and that was to create the SSHAG program. This is the only program of its type in Canada. The program is totally sponsored by this government. It was developed by this government and the Northwest Territories Housing Corporation many years ago to respond to a need. The grant is in the amount of \$10,000 total, \$2500 of which is freight.

Now, in Yellowknife today is the assistant to the president of Canada Mortgage and Housing Corporation and I just turned around and he is not present now but he will certainly be made aware of these comments later this evening and we are discussing with him and with the president of Canada Mortgage and Housing to place on top of this \$10,000 outright grant, a mortgage, a low interest mortgage in the amount of \$12,500 or maybe exceeding that figure. We have had one review with the president and his executive and we will have a second meeting this week. We cannot expect a commitment to this program but I can assure you your words will have a great influence. I am sorry for the interruption. When I say it is our further desire I am speaking for the communities and ourselves that 50 per cent or 50 houses, 50 to 80 houses next year, 1981, will be built under this program in the Territories, both above and below the tree line.

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

Utilizing Northwest Territories Products

MR. SAYINE: Mr. Chairman, maybe I want to ask a couple of questions here of Mr. Forrest perhaps. The Housing Corporation had an advertisement in the newspaper about the tendering of building packages somewhere, approximately 50 building packages for the 1980 housing program. I was just wondering, I wanted to ask the question what kind of materials make up these packages? I guess what I am getting at again is one of the questions that I have been asking in the past, that is whether or not local or Northwest Territories material such as lumber, what preferences are they giving the Northwest Territories products such as lumber because I understand from my experience particularly with the Slave River sawmill in Fort Resolution, in the past the Housing Corporation is one of the major users of lumber, but unfortunately I guess for some reason they have been buying most of their lumber from the South?

MR. FORREST: Thank you, Mr. Chairman. As a corporation we cannot write a closed specification saying "Thou shalt buy from here; thou shalt buy from there." The law of contract always has a clause "or equal". I have spoken to sawyers, lumbermen and whatever and, yes, we do encourage the use of materials in the North. Much of our product goes to the South and is milled and is turned into nominal lumber or plywood which is shipped back for us to use, which is ridiculous. However, we cannot make a direct confrontation. All we can do is encourage. This corporation and this government is encouraging the creation of this industry in the Northwest Territories also to create a building component plant or plants throughout the Territories to develop materials, turn them into prefabricated components and to merchandise them to us in the proper market area.

Competing With Southern Industry

So by this method we feel that if the industry responds because it is their responsibility as well as ours, in fact more so theirs than ours, that we do not want to entertain it, but to get involved with it through this process we do not use logs that are cut out of the forest and merely incorporate them into a building. Much fabrication has to be done to that piece of timber to turn it into lumber, whether it is a two by four, two by six or whatever nominal grade. We also have a standing offer agreement with all of the lumber suppliers in the Northwest Territories for the purchase of their materials. There is no reason in my opinion why the industry in the Northwest Territories cannot compete with the industry in the South especially when they are using our timber so I do not really see the problem and it should not be one of creating a confrontation but more of one of co-operation at the market price. But again why not create an industry and allow us to be one of the seven or eight customers in the whole of the Northwest Territories? This is what we are encouraging. We are encouraging it at Hay River. We are encouraging the same process at Inuvik, the same process at Rankin and the same process in Frobisher Bay and in all of these communities we are dealing with the singular problem.

THE CHAIRMAN (Mr. Patterson): Thank you, Mr. Forrest. On a point of clarification. Since you raised the legal point I am informed the Legal Advisor has a comment which may assist the House.

LEGAL ADVISOR (Mr. Lal): Thank you, Mr. Chairman. Mr. Forrest I believe mentioned that under the law of contract he could not specify the lumber had to be bought from a particular supplier. I see no legal impediment in such a clause being put in the contract between the tenderer and the Housing Corporation.

THE CHAIRMAN (Mr. Patterson): Thank you, Mr. Lal. Any other questions? Pardon me, are you finished, Mr. Sayine?

MR. SAYINE: Just to finish off the reason for me asking this question over and over again is that in many instances and I can talk only about a given example, using an example like this Slave River sawmill but there are other mills in the Territories that are interested in this subject also, but there are a lot of instances where our lumber, when we sold our lumber down South and then that same lumber came back to the North and was being sold back to the Housing Corporation. To me there is something wrong there. That was my comment.

THE CHAIRMAN (Mr. Patterson): Did you wish to respond further, Mr. Minister or Mr. Forrest?

MR. FORREST: Mr. Chairman, my only answer is to ask the same question of why? Why do we cut timber in the Northwest Territories, sell it to the South and then bring it back and buy it from a southerner? To me that is not my question to answer but rather the industry's question to answer.

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

Eligibility For SSHAG Program

HON. ROBERT H. MacQUARRIE: Thank you, Mr. Chairman. First could you tell me, Mr. Minister or Mr. Forrest, what the qualifications are for being eligible for SSHAG grants in addition to being residents of small settlements and if you would also indicate how a small settlement is defined?

MR. FORREST: Mr. Chairman, a small settlement is defined by the community passing a resolution in their council and submitting it to the board of directors of the Northwest Territories Housing Corporation. Of all the designations that we have received by this method none have been refused. I believe that there are nine in the Territories now, Aklavik being the latest as of last week. As to who qualifies for this grant, it is anyone who is sincere and can prove their capability and desire to build their own home, to maintain their own home and be able to contribute to the work. That is the only qualification.

HON. ROBERT H. MacQUARRIE: So to be more clear and specific, that would be Dene, Inuit, Metis or others who would be eligible. I would understand though, however, if the Yellowknife city council passed a resolution it would not be acceptable to the corporation.

MR. FORREST: That is correct, your latter part. We do not differentiate between people. In fact I could not.

HON. ARNOLD McCALLUM: Mr. Chairman, I think Mr. Forrest is indicating the latter part of the question in relation to the city of Yellowknife. He would agree and in terms of the first he agrees with the comment that he would not differentiate between people.

Housing Corporation Training Program

HON. ROBERT H. MacQUARRIE: On another point then, when Mr. Curley mentioned his concern with northern employment and it certainly would be a concern of mine as well, it made me just wonder what is the status going to be of those who are trained under your programs? Surely it is not merely training people with

construction skills as individuals. Otherwise presumably that could have been taken care of through the regular adult vocational training program. But do you have in mind then to have trained teams who would be employed by the Housing Corporation, travelling teams to put up housing wherever it is demanded or in each settlement a group of skilled people who could handle whatever construction arises there or is it perhaps the idea to enable these people to help them to acquire the skills and then enable them to establish co-operatives which would bid for the construction of homes? Would you just clarify that for me, please?

HON. ARNOLD McCALLUM: Mr. Chairman, I think we are talking not so much in the first instance, that is not a travelling group but certainly within the communities, to not only have people acquire the skills of maintenance and construction as the Member says through formal training from a variety of sources, but certainly to have people within the communities develop co-operatives. That is in effect now. Those do occur in communities. However they can then work together to provide the expertise to do that. I think Mr. Forrest mentioned this earlier. We are embarking on a program of training or providing some business experience and training for people who begin as an individual company or individual contractor so that the skills of construction are there but there may be a deficiency to some degree in the skills of business management and accounting.

I think Mr. Forrest suggested an example where there was a difficulty where the corporation attempted to provide some assistance to that individual or his company in looking after the accounts of his business in taking on a contract to build X number of units. I think by and large what I am saying is, Mr. Chairman, in fact we would want to have local people trained and have the construction expertise. If they get together in a co-operative, that is a bonus. We would rather see the construction, the labour come from the individual communities. So it may be a combination of all with very little, if any, travelling aspect to it.

THE CHAIRMAN (Mr. Patterson): Are there any other questions on the capital vote for the Housing Corporation? If not, is it the wish of the committee that we vote on this item? The item is found on page 2.08 in the main estimates. The amount is \$5,947,000. Is it the wish of the committee that this amount be approved?

HON. ROBERT H. MacQUARRIE: In my opinion, \$940,000 plus in order to take care of this afternoons -- that is fine.

THE CHAIRMAN (Mr. Patterson): I do not think we have the power to do that here, Mr. MacQuarrie. Is it the wish of the Members that this item be voted on now?

SOME HON. MEMBERS: Agreed.

---Agreed

N.W.T. Housing Corporation, Total Capital, Agreed

THE CHAIRMAN (Mr. Patterson): And if so may I ask for a show of hands on this item of \$5,947,000 in capital? All in favour of this vote please raise your hands. Opposed? Abstentions? Agreed.

---Agreed

Total Expenditures, Agreed

I believe that concludes the Northwest Territories Housing Corporation's estimates. The total budget approved being \$25,810,000. Agreed.

---Agreed

I thank you for your patience, Mr. McCallum and Mr. Forrest.

---Applause

Do not go away, Mr. McCallum. I believe your department is next, your other department, your other head. Are you prepared to introduce the estimates for Health and Social Services -- pardon me, just Social Services I believe?

Department Of Social Services

HON. ARNOLD McCALLUM: Yes, Mr. Chairman, we are prepared to now move into the Department of Social Services if it pleases the committee.

SOME HON. MEMBERS: Agreed.

---Agreed

THE CHAIRMAN (Mr. Patterson): There seems to be general agreement. Do you need to get your Deputy Minister, Mr. McCallum?

HON. ARNOLD McCALLUM: Mr. Chairman, I would appreciate it, but before I go I would like to offer to the committee our thanks on behalf of Mr. Forrest and the corporation for the manner in which they dealt with the housing estimates.

THE CHAIRMAN (Mr. Patterson): Thank you. Mr. McCallum, are you prepared now to introduce this legislation or this item?

HON. ARNOLD McCALLUM: Yes, Mr. Chairman. I would ask the committee's indulgence to have the Deputy Minister of Social Services, Mr. Gordon Stangier appear as a witness or as my Deputy Minister to provide some technical advice.

THE CHAIRMAN (Mr. Patterson): Is it agreed that Mr. Stangier shall be invited as a witness to provide assistance to Mr. McCallum?

SOME HON. MEMBERS: Agreed.

---Agreed

THE CHAIRMAN (Mr. Patterson): Yes, please come forward Mr. Stangier. Please proceed when you are ready, Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Chairman, just prior to making introductory remarks concerning the Department of Social Services, may I say that first of all it may be a little bit different in terms of this department as opposed to the Housing Corporation in that I am responsible -- I had better tread softly -- supposedly I am responsible for this department, whereas with the Housing Corporation I am responsible to report of its operations to you, the Housing Corporation not being in effect a department as is the Department of Social Services.

As a result that in dealing with this department I would indicate or attempt answers on behalf of the department and would not be calling upon the Deputy Minister, or rarely doing so, to be responsible to the House, the kind of question and answer period would primarily be through me and I think there is a bit of a difference there. Nevertheless, sir, I would like to read some introductory remarks to the committee in relation to the department's main estimates. I would ask the committee's indulgence.

Introductory Remarks Of Social Services

The Department of Social Services at the present time is a separate entity and a particular department of the government. Its major responsibility is in the promotion, improvement and preservation of the social well-being of residents of the Northwest Territories. It achieves those goals by the provision of services directly to individuals and families and by supporting the delivery of services through a number of community based organizations and agencies. It administers a number of various programs; the corrections service, the alcohol and drug abuse program, family and child welfare program. It provides financial and social services to the aged, the handicapped and others in need and supports the development of self-help groups dealing with local social concerns.

There are various sections of the budget that you will be asked to approve. They include those programs that I just listed, together with the administration. We attempt to continue to meet the goals put forth by the department and the concerns that have been raised over a number of years, and to respond to the urgencies indicated to us in employing northern residents and the delivery and management of the programs of this department. In point of fact, we assist northern residents to become better prepared to do that.

Our emphasis will be placed on consolidating the use of departmental resources for the care of children, young and adult offenders, and handicapped persons. We plan to initiate in the coming year a major review of the legislation of this government as it affects children and families to ensure that the rights and needs of the citizens of the North are fully considered and accounted for in law.

Intradepartmental Transfers For Senior Positions

I would want, Mr. Chairman, to just then go into various of the programs and begin with the administration. Within the administration there have been many changes within the senior ranks of the department during the past year. As a result of a deliberate attempt to provide greater career challenges and experience, nearly every senior position at the headquarters and regional levels were affected through a series of transfers and promotions from within the department. We have found it necessary to recruit specialists from southern Canada for only two key positions, chief of corrections and the Frobisher Bay area supervisor.

The department has continued its emphasis on recruiting and training northerners. During the next two years we have several northerners who will be returning to the department after attending educational institutions and we look forward to the contributions to the management and supervision of this department by those northerners. A community service worker program or course offered by the Department of Education will provide exposure to health and social service careers to a large number of people in the Territories and will continue to do so in the coming years. The human resources present in each community play an ever increasing role in dealing with social problems encountered by residents and one of the goals of the staff of this department is to encourage and assist this trend of community involvement in dealing with social problems.

Development of new and revised information systems for the corrections and social assistance programs have progressed well and will be operational early in the fiscal year. The department has initiated the production of a quarterly information bulletin called "Contacts" which provides statistical data. The devolution of responsibility for social services to the village council of Frobisher Bay is proceeding well. Notwithstanding that there has been a change in hiring by particular smaller communities in the Territories, there are in fact other communities who have expressed the desire to take over the responsibility for the delivery of social services and we are actively pursuing this particular aspect.

Increase In Number Of Incarcerated Persons

As regards the corrections service, Mr. Chairman, the statistics for 1979 show an increase in the number of inmates who have been incarcerated in the territorial system. This, despite the fact that extensive use has been made of probation, community service orders and other methods of disposition by the courts. In addition, there are more inmates serving two years or more retained in our system as a result of an agreement with the federal government regarding incarceration of persons sentenced to terms in federal penitentiaries. Construction is under way in Hay River of a correctional centre which will house 35 inmates.

The superintendent of the Yellowknife Correctional Centre was seconded to the correctional centre in the Baffin to assist in upgrading the ability of that facility to handle a broader cross section of Inuit inmates from across the North. An Inuit corrections officer has been selected to be trained for the position of the superintendent of the correctional centre in the Baffin to replace Mr. Pauloosie Kilabuk who served in that capacity for the past several years. The trainee program to prepare northerners for employment in our correctional centres continued through the past year and another class is scheduled to commence in the near future. Eight people have successfully completed the training program thus far and have been offered permanent employment. The focus on community work programs at all correctional centres has proven to be a positive activity. Efforts are now being made to establish cost effective work activities in the institutions for those inmates who are not able to participate in the community based work projects because of the length of their sentence or other security reasons. The projected average cost of caring for one inmate during the coming year is approximately \$62 a day. I do not mind admitting that I have concerns about the cost and the effectiveness of our current justice and corrections services.

Current Statistics Re Inmates

For example, if I were to give you a snapshot of the inmate population as of February 1st, 1980, it would indicate the following: There were 119 inmates housed in the Yellowknife and South Mackenzie Correctional Centres. There were 24 inmates who were 19 years of age or younger; 13 of the 24 inmates aged 19 or younger were in jail for at least their second time; 24 inmates, including three of the persons aged 19 or younger group, were serving sentences for direct liquor offences; unlawful consumption, impaired driving, violating prohibition, etc. This statistic does not include persons who are serving sentences for other crimes as well as liquor violations. However, one must bear in mind that statistics do not tell the whole story. Age by itself cannot be the only factor in determining disposition. Billy the Kid was a juvenile when he committed his first murder. Concern must also be expressed about the middle-aged first offender who leaves behind a family and responsibilities which must be absorbed by the general public.

One example of the high cost of the justice and corrections systems in the Northwest Territories is perhaps best summarized in the following manner. In September, 1978, a 17 year old individual was charged with two counts of unlawfully consuming liquor. Upon conviction the individual was fined \$25 or seven days in jail for each charge. The sentence was to be concurrent, that is, a total of \$50 in fines or 14 days in jail. The individual did not pay the fines. He was taken into custody by the RCMP and housed overnight at RCMP cells and then transported to Yellowknife. He spent three days at the Yellowknife Correctional Centre and then returned to his home community. The total cost for serving this sentence was approximately \$1000. As Minister of Social Services I have instructed the departmental staff to prepare recommendations outlining alternate ways in which young and multiple offenders may be dealt with.

---Applause

A basic introductory training program for probation officers has been established and this training package is administered to all new community social service workers to make them aware of the requirements of a probation officer as well as to develop these people as a local community resource in matters pertaining to corrections. The training of volunteer probation officers is also making more community members aware of how to deal more effectively with the offender in the community.

Community Program Promotion

Consultation is taking place regularly with related agencies such as the judiciary, legal profession, law enforcement agencies, and the Native Court Workers Association to promote community corrections programs as an alternative to incarceration. The development of Arctic House in Yellowknife as a gradual release facility from the correctional institutions continues to assist offenders in making a more successful transition from the institution to the community.

An information system for corrections will be computerized and implemented soon. This system will eventually include data back to the inception of the corrections program in the Northwest Territories. Information such as -- I am going to stumble on this -- recidivism rates...

---Applause

I got it. I almost whistled. Recidivism rates, types of offences and ages of offenders will be available. Planning future programs can then be tied more closely to well-defined needs.

Family And Children's Services

To move to another particular program of the department, Mr. Chairman, that of family and children's services. The Child Welfare Ordinance identifies the basic criteria respecting programs in this division. The basic philosophy is that the family is the unit best suited to have the child realize his potentials. The objective of the staff, therefore, is to encourage, support, and assist families in fulfilling the responsibilities of parenthood.

The goal of assisting the family can best be met by ensuring that families have sufficient financial, social, and personal resources to provide a stable, helpful environment for their children. Services which support the family include universal programs such as education, health, housing schemes, unemployment insurance, family allowance and access to such programs as social assistance, homemakers' services, day care services, family and individual counselling. Only when it is apparent that the child's health and general well-being is endangered are children removed from their parental homes. Once a child is in the care of a superintendent of child welfare early placement must be considered in a resource which best meets the needs of the child, taking into consideration physical, emotional, social and cultural requirements.

The existing Child Welfare Ordinance was passed in 1961 and amendments have been made to it from time to time. The ordinance reflects child welfare principles which were accepted at that time. Although many of the original concepts are still valid, some modifications appear to be in order. For example, there is a growing recognition that child neglect, which at one time was simply considered the problem of parents, is now considered a community problem. The department is considering ways in which the legislation can be modified to provide a greater emphasis on supporting the family and preventing breakdown rather than the present focus of the legislation which basically provides for the removal of children, thus protecting them from neglectful parents. There is a need, therefore, to focus the ordinance towards community and family services enabling relevant and effective support systems to be made available to the family before the critical time when removal of a child may be necessary.

Services To Children In Care

There are presently 450 children in the care of the superintendent of child welfare. The thrust of the department is to provide support for the development of resources, both governmental and private in the North to care for children with special needs. The majority of children in care are being looked after in the Northwest Territories and at the present time there are two groupings of children who are generally referred to the provinces for assistance in the provision of care. Those groupings being (a) those children who have severe physical and mental handicaps and (b) those children who have severe emotional disturbances which require long-term residential service.

An increasing problem in many Northwest Territories communities is the delinquent activities of young people, especially during the summer months. The possibility of utilizing summer camp programs as a preventive measure is being examined by the department. The capability of the Fort Smith centre to provide services to delinquent youth is also being upgraded.

Assessment profiles consisting of information about psychological and educational traits of a significant sample of children in care has been completed. These profiles are currently being reviewed in order that the best possible utilization of our child care residential facilities in the North can be developed. Staff training activities will be increased to assist the child care workers in the performance of their duties. Increased attention and emphasis on foster care is being developed. The department will be hiring three new community social service workers in the Fort Smith region specifically and Hay River who will concentrate on the recruitment and development of this foster home principle.

Family Homes Preferable To Institutions

The department's goal of utilizing foster care and family homes in preference to institutional care is slowly being met. In some cases a little faster than others. Although from an economic point of view the closure of the Hay River receiving home has been criticized, it is a major step forward for the department to be able to reduce the number of institutional beds. The increased emphasis on the recruitment and the development of foster care and other preventive programs will allow a further reduction in this type of institutional care in the years ahead. This is a principle that I, as Minister of Social Services, wholly endorse and departmental personnel are actively pursuing the concept of moving children from institutional care and bringing them closer to family and pseudo-family environments.

At the present time, Mr. Chairman, there are only 32 children in the care of the superintendent of child welfare receiving services of a long-term nature in the South. In the area of services to the aged and to the handicapped, communities have demonstrated an increasing awareness of the need for services and programs for these residents. It is becoming increasingly difficult to obtain services and resources from the provinces for mentally and physically handicapped adults and, in fact, children from the Northwest Territories. The department is actively planning for Northwest Territories based services in these areas. The Departments of Health and Social Services along with the Northwest Territories Housing Corporation encourage and promote community based planning. The construction of the Fort Providence senior citizens' home is one example of the result of joint planning between government and community.

Homemaker programs which assist senior citizens to remain in their own homes and in their own communities have continued to be funded. Funds are being provided to local housing associations to assist in the provision of protective oversight care to senior citizens who are residents in the senior citizens' home. The increased use of the vocational rehabilitation of disabled persons program has enabled a greater number of handicapped persons to receive training which enables them to seek employment.

Financial Assistance Services

In financial assistance services and the provision of these services, the number of persons requiring financial assistance to meet their basic needs has remained fairly constant during the past two years. Now, this may seem to be out of whack with the kind of developments that have occurred or the lack of same. However, the number of persons requiring financial assistance to meet their basic needs has remained constant over the past two years. It is anticipated, however, the expenditures will show an increase with the economic downturn the Territories is currently experiencing. In addition, several programs which have received federal funding will be cut back during the next few months and we anticipate and expect that this will cause more people to require financial assistance to meet their basic needs, possibly on a shorter term.

The trend toward the establishment of local social service advisory committees and social service appeal committees has continued with the result that nearly every community in the Keewatin and Baffin regions and on the Arctic coast now have these resources. While that has a positive side, it is disappointing to note that only a few communities in the Western Arctic have seen fit to organize and support these very important committees that do provide a direct means of community participation in handling social problems and providing social programs.

As Minister of Social Services I am pleased to report that the department has taken steps which should enable more persons to receive financial assistance to purchase day care services. In previous years the department supported day care services by providing grants to organizations that provided these services in communities. The grants were then based on operating deficits. However, commencing April 1st, with your concurrence, the department will provide a direct subsidy to parents in financial need to assist them to purchase required day care services from approved operators of institutional or family day care programs. This process will ensure that the day care policy approved by this Assembly in past years and in fact as far back as 1974 will be applicable to all eligible Northwest Territories residents and I believe that goes forward along with what the standing committee on finance has suggested in their recommendations.

---Applause

Community Social Services

Mr. Chairman, in the area of community social services, the Members should note that this is a well utilized activity which traditionally has had more proposal application than funds available. It is crucial that we do provide support for these community based programs. Like it is all too easy to forget the number of people who volunteer their services through the types of organizations which receive grants under this activity.

Because of the restraint period that we are in, the 1980-81 main estimates show a reduction in the amount available as compared to previous years. This reduction, however, reflects the movement of funding for day care services from a deficit grant concept to the direct subsidization of the user. The actual amount of funds available for community projects other than day care remains the same as in the previous fiscal year.

Mr. Chairman, in the area of the alcohol and drug program, another division of the department, the department increased their efforts to curb the growth of alcohol problems in the Territories through public awareness campaigns, educational programs and by supporting community based organizational initiatives. The Alcohol and Drug Co-ordinating Council renewed funding for 11 projects previously established and two new projects had their funding proposals approved. Efforts were concentrated in assisting existing projects to improve their effectiveness by providing on-site consultations on a regular basis. This has resulted, Mr. Chairman, in improved project management skills at a community level.

Proposed Increase In Funds For Established Projects

The proposed increase in contribution funds for 1980-81 to the alcohol and drug program will not necessarily result in a greater number of projects being funded. However, it will allow some of the established projects to accommodate for increased operational costs. As we go along in the debates and in the review of this department's budget, Mr. Chairman, I will table the Annual Report of the Alcohol and Drug Co-ordinating Council for Members.

Mr. Chairman, I realize and had it enhanced by the written word, that I have gone on for some time in indicating what the Department of Social Services has done, is doing and will do, but I, Mr. Chairman, will not apologize because it was with malice and forethought, if that is the correct terminology to your legal ears. I figure right now it is about nine minutes to six and we have been through a hard day and after reading that I suggest we report progress.

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

SOME HON. MEMBERS: Agreed.

---Agreed

HON. ROBERT H. MacQUARRIE: Could I just make a general comment that could be useful to all Members I think?

THE CHAIRMAN (Mr. Patterson): Go ahead, Mr. MacQuarrie.

HON. ROBERT H. MacQUARRIE: It is just that certainly if Ministers have introductory remarks it would be very useful to Members if while you are reading them we had copies at the same time so that we could make some notes and so on as you are speaking. I would just suggest that to all Ministers who are going to be coming before the House, that it would be very useful for us.

HON. ARNOLD McCALLUM: We can play, "Read along with Arnie", if you like, Mr. Chairman. We can have those given out to you, but I do not like to suggest that you people could not read it without my talking about it. If I gave it to you obviously you would not want to listen to me talk, so therefore I read it and will give it out to you.

HON. ROBERT H. MacQUARRIE: Not at all, I would be delighted to hear him talk anyway.

THE CHAIRMAN (Mr. Patterson): The committee of the whole then is adjourned -- it rises, pardon me. I will report progress.

MR. SPEAKER: Mr. Patterson.

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

MR. PATTERSON: Yes, Mr. Speaker, the committee of the whole met to consider the Northwest Territories Housing Corporation main estimates and I am pleased to report that the main estimates, a total expenditure of \$25,810,000 were approved by the committee of the whole and we have made progress in considering the Department of Social Services estimates. Thank you.

MR. SPEAKER: Thank you, Mr. Patterson. Mr. McCallum.

HON. ARNOLD McCALLUM: Mr. Speaker, may I just have the indulgence of the Assembly to indicate to you that undoubtedly some Members have been concerned with the absence of the Member from Hay River, Mr. Stewart. I received a phone call from the Stewarts last night and Mr. Stewart, as obviously some have known, has been quite sick. He had been to doctors here and he visited doctors again in his home community. They have found the difficulty and at the present time he has been told by his physician, medical advisers, to remain at home for a while. It is not, and he wanted me to assure Members, that it is not for the sake of not wanting to be here. He is not abdicating any kind of responsibility but he has considerable difficulty with ulcerated teeth that are now in the process of being drained and of course, as Members will know that requires trying to keep out of the cold, and that is the reason why, sir.

MR. SPEAKER: Thank you for that information, Mr. McCallum. Mr. Clerk, announcements please.

CLERK OF THE HOUSE (Mr. Remnant): Announcements. Caucus meeting, 9:30 a.m., Wednesday, February 13, Katimavik A.

ITEM NO. 12: ORDERS OF THE DAY

Orders of the day, February 13, 1980, 1:00 o'clock p.m., at the Explorer Hotel.

1. Prayer
2. Oral Questions
3. Questions and Returns
4. Petitions
5. Tabling of Documents
6. Reports of Standing and Special Committees
7. Notices of Motion
8. Motions: Motion 10-80(1)
9. Consideration in Committee of the Whole of Bills, Recommendations to the Legislative Assembly and Other Matters: Motion 9-80(1); Bill 1-80(1)
10. Orders of the Day

MR. SPEAKER: Thank you, Mr. Clerk. The hon. Member from Pine Point.

MR. McLAUGHLIN: Thank you, Mr. Speaker. It has just been pointed out to me that the scheduling of the caucus for tomorrow morning conflicts with I believe the Hon. Mr. Justice Hall being here, which I believe some are attending. I do not believe we would be able to have a quorum, in that case, for tomorrow morning. Possibly we should reschedule that to Thursday morning then unless we have a conflict with another committee. Maybe Mr. Remnant -- does that conflict with another meeting?

MR. SPEAKER: We will pause for a moment while you confer with the Clerk and sort that out. A decision has been made. Mr. McLaughlin.

MR. McLAUGHLIN: Thank you, Mr. Speaker. We have a caucus meeting with the Northwest Territories Chamber of Mines scheduled for Thursday morning at 10:00 o'clock, so if we combine the two together then and we will have no caucus meeting tomorrow but we will try for an early one, 9:00 o'clock, as there are

a few items to deal with before we deal with the Chamber of Mines. So we will try for 9:00 o'clock Thursday morning, a caucus meeting and not have one tomorrow then.

MR. SPEAKER: Thank you. This House stands adjourned until 1:00 o'clock p.m., February 13, 1980, at the Explorer Hotel.

---ADJOURNMENT

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