

MR. T'SELEIE: I just want to say that when you mentioned home-ownership that this year the Housing Corporation set aside, in the budget, they set aside \$2.5 million for 58 units. I remembered when we were dealing with the budget in February, I brought it up that the budget for home-ownership should be increased and that it should in fact be doubled so that the number of units would be doubled for the whole Territories. But I wasn't successful with that but for sure for next year I'll be on to that again. It seems to me that \$2.5 million of their budget to be spent on home-ownership is really -- compared to what they spend on public housing, which is many, many more millions is really a drop in the bucket when there are so many people applying for this type of program. So, I just want you to know that we are thinking on the same lines.

MR. RAYMOND YAKALEA: Thank you very much John. I am very pleased to hear that.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Raymond, you mentioned something about getting log builders into the community to help out with the building of these SSHAG houses. I am just wondering whether it will be more feasible if we were to designate maybe a training program. These recommendations are going to be going in the November session. Every Dene community to training the log building area so then you have the local resources in surrounding areas as well as the resources right in the community to do the work. Would that be a priority for you?

MAYOR RAYMOND YAKALEA: Yes, I would say that would be a priority. That would be a priority in fact that when it comes to log building, most of the men in this community, know how to handle a power saw, know how to handle the tools. Now, some of the log houses they never have built themselves but once they show them how, it does not take very long to learn how to build in a way that is the best way. We have a man here who makes his living building log homes and we have him in mind to build the homes if we get the money, if we are successful, and I hope that we are to put up four homes. Yes, I agree training should become a priority especially in this part of the NWT where we have all the raw materials, where we don't need to go south of the 60th parallel. It doesn't make any sense to me, to buy prefabricated materials from down there when we have materials in our own backyard.

MR. GARGAN: My other question would be with regard to government again and that is houses that are built pretty well in all the NWT, have to meet a certain standard. They have to go through the electrical inspection, the plumbing inspection, the boards and the boards have to be a certain grade. Do you think it is necessary to go through all those standards just to get a good home or do you believe that the people know what to build best and certainly know. Do we need to go through all that procedure just to get a dwelling?

MAYOR RAYMOND YAKALEA: I think I agree with you. I think the people do know what they want and what is best for them. The only thing I would contest is the electrical standards and that is for only one reason and that would be safety. You know if you have faulty wiring you are bound to have a fire sooner or later. And I don't think that that is good either, so, I think that you should never drop that. As far as plumbing is concerned, I don't think you can ignore that either. I mean you can have a house that doesn't smell too good. But I think the designs that people would like, if it is somewhere within reason, I think rather than staying with the Housing Corporation's designs, which I have looked at and I wonder about the person who drew them up. When people want to build log homes, people want to have homes that reflect character or reflect a bit of their own self as long as it is not too extravagant, I think something should be allowed for artistic merit, if you know what I mean. I would hate to think that all log homes would all look the same. They have really no character and I think houses and homes do add character to a town.

So I think that there should be the designing of the house that the Housing Corporation has given us is really very good but I think other designs should come up as long as it is not too extravagant as we were talking about this afternoon, but something within reason where people could have a choice of a good designed home. I think this is very important.

CHAIRMAN (Mr. McCallum): Any further comments or questions? Mr. Ballantyne.

MR. BALLANTYNE: I have a question for the Mayor. A concept that has been brought forward a couple of times on our tour is that housing associations because of very limited mandate and very limited resources find it very difficult to deal from a position of strength with the Housing Corporation. And the idea was put forward it might be in the interest of the community if the housing association had a more formalized relationship with the municipal council whereby perhaps the housing association is directly accountable to the municipal council. Then I think the community

would be using the total strength of the community in dealing with this problem of housing and using the resources and the expertise and a much broader mandate of municipal council in dealing with the Housing Corporation. Do you think that idea has any merit?

MAYOR RAYMOND YAKALEA: That idea I believe has a lot of merit. As it stands we do not have a working relationship with the housing association in those respects that you are talking about. But I feel that its important that the hamlet or settlement or whatever council should have some sort of relationship and the one that you are proposing is that they become accountable to the hamlet or the settlement as far as the houses they bring and I believe that idea has a lot of merit and I strongly recommend that if that is not already a recommendation.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I would like to take that a little bit further. I think it is very necessary that there should be a formalized arrangement with the municipal council. I think we must remember that the housing associations as they are set up now, I notice the spread sheet that we have here on Fort Norman, that there are two northern rental houses and 35 public, for a total of 37, which really means you have a total electorate in your housing association of 37 heads of households. Because if you do not live in these houses or at least have a valid application, you are not even eligible to vote. In other words you have no say.

It does not seem to make sense to leave the planning requirements for housing for a total community in the hands of 37 people, that is neither logical nor democratic. Housing, as it has been pointed out here and in other communities is not just a provision of shelter, if it is not the most important, it certainly is one of the most important social factors within a community. It affects us has been pointed out, attendance in school, it affects the health, it affects the general social make-up of the community, you have family conflicts with the overcrowding, it is a far larger problem then just provision of a wooden box with a door on it where you can go and sleep in. And it should not be left to the limited membership of a present housing stock to decide, I would most strongly support any move that we can make to bring it in as to have a formal committee of a municipal structure where everyone has a say in it. Thank you.

CHAIRMAN (Mr. McCallum): I'll put you down then as for that. Right now you have committed yourself, right?

MAYOR RAYMOND YAKALEA: Could I ask a question? Speaking of log houses. In Norman Wells I have noticed a number of log houses, three. I would like to know whether they were built in the NWT, whether they were log kits that came from southern Canada to be built in Norman Wells. John, do you know where I am talking about? Do you know Ruby McDonald's house? That house, do you know if it had been built in southern Canada, it's a log house, but it is a kit house. Where did that come from?

I guess basically what I am saying is if they are not from the NWT, I believe they are not and no one seems to have any facts but I would like to see something like that discouraged like in the form of a local log building program.

CHAIRMAN (Mr. McCallum): I am not sure that any of us have that information. I know that there are log homes -- mea culpa, mea culpa, I know that there are log homes being built in Norman Wells that are being built from materials from the Liard and built by an individual who is a territorial resident. I am not sure if those are the ones that you are referring to or not.

I would just like to ask a question in terms of the comments or the questions that Mr. Ballantyne put forward to you because it is a concept that we heard not only here in the West but in the East, in Frobisher Bay and Pangnirtung as well, I think, that there was a comment being made about the hamlet having the housing association a committee or part of the hamlet structure. So, my series of questions is, you have a certain hamlet staff now, maintenance people as well. Housing, as Mr. Pedersen point out is really a community matter. It is not a matter for somebody out there to dictate or indicate what should occur.

MAYOR RAYMOND YAKALEA: It is very much a community concern, yes.

CHAIRMAN (Mr. McCallum): Municipal government cannot just be responsible for the water, and the dogs, and the garbage and sewage. There are other social aspects as has been pointed out. So, I guess what I am asking is, the hamlets are funded by the Department of Local Government to provide for the hiring of people. Those maintenance people have a much better remuneration than do the housing association maintenance people at the present time. I know they do. So, I guess what I am

saying is you would be in favour of having the hamlet take on the housing association to be able to provide maintenance work from the hamlet side to try additional maintenance men or resources because you are better funded than is the housing association. Maybe there would be more done in that way. You are in favour of that kind of a concept?

MAYOR RAYMOND YAKALEA: I really cannot speak in favour of the hamlet council because that has not come through the other councillors, but personally speaking I believe that the hamlet now that is responsible for all beings and houses and things inside the hamlet area should definitely take a direct interest and should be directly involved with exactly what you are saying.

CHAIRMAN (Mr. McCallum): Therefore you believe, either through the association, given the Hamlet direction to the association, you would not have this example that has been referred to tonight on different occasions, large number of people in a small house, one person in a large house, that you would be able to do something about that so that everybody would be satisfied if it were done through a Hamlet situation, because that involves the whole community?

MAYOR RAYMOND YAKALEA: Exactly. From that point when we look at it, it is from the point of safety for the large number of people who live in the one house. Say if there was a fire or some sort of a sanitary hazard or whatever. It affects, all of a sudden, 21 people rather than one person, so it is important looking at the numbers. We are aware of it and we realize that it is important for us to try our best for the people living in an overcrowded house.

CHAIRMAN (Mr. McCallum): I don't mean that to in anyway to allude to any kind of difficulties that the housing association has because I know it is a very difficult role that they have to play. I think everybody on the committee has heard that, that they are the ones being dumped on if you like, but they are being given direction in other places but if the hamlet had it, the direction would come from the people as Mr. Pedersen says because the hamlet represents everybody.

MAYOR RAYMOND YAKALEA: Exactly. That is true. I think the hamlet in this regard would be more responsive to housing needs here than having to go to Inuvik and get the okays. I think part of the hamlet was to take responsibility for all people and vessels and whatever inside the Hamlet boundary. That's something that goes without saying.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Thank you. Raymond, I understand that you are saying that to discourage people from getting log kits from the South where there is logs available for building homes. I just want to make that clear for the record. That is what you are asking us?

MAYOR RAYMOND YAKALEA: I think it comes down to the fact that there are people here in the NWT who can build homes. Perhaps we are looking at possible jobs for people, housing can provide jobs for people. The material is in this area and I don't see why we have to buy log kit homes from southern Canada when we have logs of equal quality here in the North. I would like to discourage that, I guess, in the interests that some sort of a viable log house industry can progress or proceed.

MRS. LAWRENCE: I just want to make one other comment. I understand what you are saying. I understand too that many times they got the lumber and materials like that from the South where we actually have the lumber coming out of the Territories. Like Fort Resolution Sawmill has a lot of lumbars there.

MR. RAYMOND YAKALEA: Yes. I believe that we should be supporting our own industries too. I think it is important if they are to succeed in anyway. So, I would agree with you.

Also, in talking this afternoon in private about the point of people getting SSHAG homes who really do not need it, you raised a point and I think you made a very justifiable point. And we know the town in question here but I think that the allocation of SSHAG homes should be really looked at quite seriously. So, I am just bringing up something within our conversation but I think that is important because it has been talked about here in this community also.

MRS. LAWRENCE: That was brought to our attention as well.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Just one question to Raymond. I have been trying to get a good answer for this since we started this tour and that is I think John T'Seleie mentioned that there is about 58 houses designated for the whole Territories. I guess my question would be how you see these houses be designated to the communities, should it be if the more aggressive MLAs scream the loudest, they will get more for their constituency? Or maybe it should be based on per capita, maybe on a population base, so that there is always that incentive there that, for example, in Fort Norman there is 600 people so that means for every 100 people there would be one house designated or whatever, just using that as a figure. Then every year, Fort Norman would probably get six houses. So, there is always that incentive there that if a person loses out this year, at least he has next year to look forward to getting a house. Do you think that that is a fair way of allocating houses or do you think it should be based on need or the most aggressive MLA?

MAYOR RAYMOND YAKALEA: This question here catches me by surprise because I have never considered it before but I can see from where you are asking this question as yourself and John both represent an area where I am sure you have lack of housing in your area, you have a housing shortage as much as we do in this area here. To be honest with you, I haven't really thought about it and I cannot really cannot give you an answer. It is something that at some point in time that perhaps in further discussion, we could come up with something. I really have no answer for you, I am sorry, but I understand very much, it is a very valid concern that has to be dealt with.

MR. GARGAN: I believe that you have a regional council here too. Maybe that will be another way of approaching it. It is probably going to be easier to say designate so many houses to each region and the regional council themselves designate to the communities most in need. That is another option I thought I would bring up.

MAYOR RAYMOND YAKALEA: I was just given a note here and it was basically about lack of housing. Really the question is, where are the ones who are living in three bedroom houses going to be moved? And that brings up another problem. There really is no other place to move them here in Fort Norman. So, basically we are talking about people, elderly people, senior citizens, -- that also puts pressure on us where if there is one person living in a three bedroom house versus the 21 people living in a house, what do you do, where can you move the one person if that were possible? Maybe what is possible, is a senior citizens home. I am not sure, this is something that has to be discussed further but with this whole lack of housing shortage there really is not anywhere to move them. So there you go, you are stuck again.

CHAIRMAN (Mr. McCallum) Chicken in the egg. Which comes first? Just one question I had then, Raymond. To your knowledge, has there been a request of social services and or the Housing Corporation to provide a senior citizens unit here in the community?

MAYOR RAYMOND YAKALEA: They say yes, but I am not aware of it. Rocky says the board of directors of the Housing Corporation have asked for a senior citizens home.

CHAIRMAN (Mr. McCallum): Through you then to Rocky, what has been the response?

MAYOR RAYMOND YAKALEA: The senior citizens did not want to move into a senior citizens home. At the same time, I can understand where they are coming from too. You know, why should they give up their house to live with a bunch of people.

CHAIRMAN (Mr. McCallum): Surely. They have rights as well as anybody else. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Although I am certainly not prepared to say what recommendations are going to come out of this committee yet but it does appear quite clear from our travels so far that we are not going to be able to come with a recommendation on one program that will solve the housing need nor on one type of house. Log houses obviously seem to make sense here but as you said, they would not in Baffin Island.

One need that seems to come through in every community is the one you just mentioned, what do we do with the one person or two person families and the desire for it seems to have changed over the -- at least in the past 10 years, and there very definitely seems to be a need now for one bedroom type apartments. Perhaps there are some being built throughout the North this year, they have referred to as nine-plexes, they have eight one-bedroom units as row housing and a three bedroom unit on the end as a caretakers unit for that whole block of housing. A few years ago there was quite a bit of public opposition to living in row housing, the apartment type structure of row

housing, but there doesn't seem to be this opposition anymore. There seems to be quite a desire to have that that we should have an optional housing from one bedroom and maybe even bachelor units and all the way up to the larger houses. And I would venture to say that if we had such units that we would not need the more formalized and traditional senior citizens home. I think maybe seniors would not mind moving to these units. Would you have any comments on this?

MAYOR RAYMOND YAKALEA: As far as single unit homes are concerned, the idea had been brought forth that it should involve younger people and there is an excessive number of younger people who cannot get homes and as Rocky and Alvin had stated. It is virtually impossible right now to get home when you say, turn 21 or if you are married. So you create something but a housing dilemma for young people trying to find housing but also if people who are single who would like to move out of their parents house. I think in that context of younger people having a place where they could live, or apartment buildings, that is where I have heard but not in the context of senior citizens though in several other communities, it has worked but I have heard it in the context of younger people.

CHAIRMAN (Mr. McCallum): Any further comments or questions of the Mayor? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. First of all, I guess this is just an observation, when housing boards mentioned about the senior citizens homes. I do not know whether you know or not if the elders were ever approached with regard to that. Of course, they will probably get a negative response everytime if they are not consulted. We have a good example in Fort Providence, where we do have a senior citizens home but it is sort of individual apartments, you have access to a back and front door and you also could put up your little smoke house and everything. For the elderly abled people but we also have a smaller location where you do have what they call a live in guardian or whatever. Younger couples that live there and they take care of the more disabled elderly people and it works pretty good in Fort Providence and I thought I should let you know that we have that type of a set up there. It works pretty good basically because it is accessible to the community, first of all and people do respond a lot more to the senior people, they provide them with traditional foods. It works pretty good rather than a big one big building where they are locked in, where they have a little lounge and everything else and that sort of alienates them from the community itself. I guess that is what the elderly people are afraid of maybe.

MAYOR RAYMOND YAKALEA: That possibly is very true. I think this idea of a senior citizens home is not dead yet in the town of Fort Norman. If it comes to council to look strongly into it, this is a problem that has to be looked at and as you say senior citizens also have rights and should be respected. But it is something that should be looked into further.

CHAIRMAN (Mr. McCallum): Anything further? Thank you very much, Mr. Mayor for being here and we appreciate the comments and suggestions you have made.

MAYOR RAYMOND YAKALEA: When can we expect some sort of recommendation from this group.

CHAIRMAN (Mr. McCallum): We make an interim report in the fall session in November on certain things. I think we can make an interim report, we anticipate having a great deal of difficulty getting to all the communities that have asked us to come in July, August, September and October. We have been away on the first round, two weeks. This one, roughly 11 to 12 days because in some cases more than that because people have to come from the East but we will be making an interim report to the legislature on certain recommendations that we can come to an agreement on, that is we could press for policies and changes possibly. Our total report, we will likely try to look for an extension because of our time limit because it will be impossible to heed all the concerns and make enough recommendations for something but you can expect something to come out of this committee's first trip around the communities in November during the fall session. It will not be complete and we are not trying to snow anybody in saying that we are going to be doing all these great and wonderful things in a very short period of time. It is not going to be humanly possible. Each of us has responsibilities in our own communities because we are elected and we have responsibilities to our families as well, so it is very difficult to get around. But we will make something and I hope that we would have something that would be pertinent to concerns that have been raised in the communities in November.

MAYOR RAYMOND YAKALEA: Thank you very much. Just before I go I would like to once again thank the people on the housing committee and we notice that there are two MLAs here from the Eastern Arctic and I would like to ask them if they have ever been to this part of the Western Arctic before? The Inuit Members, have they ever been to this part of the country before?

MR. ARLOOKTOO: (Translation) This is not the first time I have been to the Western Arctic. It is the first time I have gone to a number of communities like this. I am from Baffin Island.

CHAIRMAN (Mr. McCallum): Mr. Angottitauruq.

MR. ANGOTTITAUROUO: I have never really actually been in these settlements. I have been to the West, as far as Inuvik, but I have never visited these communities in the treeline on a real business trip.

MAYOR RAYMOND YAKALEA: The reason that I ask is that it was noticed by the other members of the community, that since you have never seen this town or this part of the country before, we would just like to welcome you and wish that you have a good stay here. That is why I ask. So thank you very much, and I hope you enjoy your stay.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Mayor. Are there further comments from anybody on housing?

MR. ROCKY NORWEGIAN: It was just brought to my attention, also when I was in the meetings, that they are taking the rent out of the gross income, instead of the net. They should be taking it out of net instead of gross. The government doesn't take them out of the gross income and these houses are government houses, they are being funded by the government, the Housing Corporation. These houses are actually government houses, so they should do it the same as the government does.

CHAIRMAN (Mr. McCallum): I guess you are making a comment, that is a recommendation you would like to make is it? We appreciate the recommendation. When you say net income, are you referring...

MR. ROCKY NORWEGIAN: After all deductions.

CHAIRMAN (Mr. McCallum): ...when you say all deductins are you referring to CPP, Canada Pension; UIC, unemployment insurance; as well as the federal and/or territorial income tax?

MR. ROCKY NORWEGIAN: What I am saying is, a cheque that I bring home, that is what they should base it on.

CHAIRMAN (Mr. McCallum): That is something we have heard before.

MR. ROCKY NORWEGIAN: One of our concerns as a board of the housing association is that we have been trying to get a garage here for Housing Corporation...

CHAIRMAN (Mr. McCallum): Before you get started on any kind of Christmas list, let me say it again, Mr. T'Selele said it in the beginning -- we are not with the Housing Corporation.

MR. ROCKY NORWEGIAN: You asked us to bring up our concerns, so we are bringing up our concerns as a board of directors.

CHAIRMAN (Mr. McCallum): All right we will note that.

MR. ROCKY NORWEGIAN: You see we have asked for a garage for years and they kept telling us that they need it in this other place, this other place. They tell us that every year and then they complain to us for having our lumber laying outside -- where in the hell are we supposed to put it? They give us three old houses that are actually fire hazards, if the fire marshall walked in their right now he would probably close it right now. And actually one of those buildings was the office for the Housing Corporation. We finally had to rent a place off the settlement, or hamlet now. So we just thought maybe when you are down in Inuvik or something that you could make a note of it.

CHAIRMAN (Mr. McCallum): Okay, I put it down on the list.

MR. ROCKY NORWEGIAN: That is all I have to say.

CHAIRMAN (Mr. McCallum): Mr. Wright.

MR. PAUL WRIGHT: (Translation) I am from Fort Norman. A lot of people have made comments before me but I have a few words to say to you. Thank you for coming here. We are discussing a lot of issues. This is a way to work good together. Whatever the people say is really true, they are all working on it and experience the difficulties, that is why they are talking about it. A lot of young people would like to build their own homes and do something for themselves. I guess it is not only here that you hear this, as you go along into the communities I guess you hear those kinds of comments.

We are not all living the same in the Northwest Territories. A lot of us have difficulties. So I am going to tell you about my experience in housing. Last year I got into a housing program and I got housing material and I was very thankful. On the SSHAG program we got a blueprint that we had to follow and it is pretty hard for us to follow it. So now if you have instructors it is nice to work with them then you know what you are doing. But it is pretty hard when you don't have an instructor, doing something you don't know enough about.

Another thing is that it is so hard to have money. If we had enough money to do the work everybody would be happy to work and then you could do a lot of good, but if you don't have the money it is pretty hard to get the work done. It is pretty hard to go and hire anybody that knows what they are doing, to go and work on the house.

So now that you are hear to listen to our comments, our difficulties that we have in housing, I guess now that I am speaking to the committee, you will listen and try to solve those problems. The young people who spoke before me -- this way all people will help one another. In the future you will be speaking on behalf of us, we will all be working together and it will be a good relationship for us in the future. So it is not only me that has problems. Anyone that was on the SSHAG program will be having difficulties with instructors and things like that. This is why we really run into a problem and this is why I mention it to you.

So now that I have been sitting in the meeting and you talked to us and our young people spoke to you -- this is why I am speaking to you now. So now that some of the young people who are representing the people from Fort Norman and they are concerned about their people and their future. They talk about their difficulties. They want better living conditions and better relationship with people. They are thinking of today and of the future, this is why they spoke up. Thank you again. If we talk to one another and if we follow one another, our minds will be together. We need to talk to one another and listen to each others concerns, this is how we will have a relationship together in the future. I thank you that we can bring our concerns to you. I thank you. When you are representating people it is not easy, but hopefully you will do the best you can. Thank you. That is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Wright. I keep telling these people here that we always learn from our elders who have paved the way. I thank you for your comments. The reason we are hear is to listen to what people have to say. They don't pay much attention to old people like me.

---Laughter

People pay attention to what you say because that is how things work. So I thank you very much for your very good words. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to make a comment to Mr. Wright. I would like to thank him too for inviting us here. Any comments that he has made will be very useful for us to make our recommendations to the Legislative Assembly, when we make our interim report in November. I would also like to mention this to him as well that anyone who did not have a chance to speak tonight, and if they have a comment, they can always write it down and send it to our special committee. Once again, mashi cho.

CHAIRMAN (Mr. McCallum): Any other comments? Thank you Mr. Wright. If I may then speak for the Members of the committee -- I am sorry, go ahead, Rocky Norwegian.

MR. ROCKY NORWEGIAN: I am saying something about the HAP program. Paul may have mentioned it. People are applying for this grant and they were told that they had to follow the blueprints that were printed in Yellowknife. People who are building these houses should be able to have their own design, as long as they are up to their limit of whatever they are getting. They should be able to

design or build their own house, as long as they stay within their limits of what they are getting. They have to listen to Yellowknife or whoever is doing the blueprints. I just thought I would mention this.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: I just wanted to ask one question. Rocky, do you think the present funding for the SSHAG program is adequate?

X. ROCKY NORWEGIAN: Well I figure it should be raised a bit.

CHAIRMAN (Mr. McCallum): Well again, if there is nothing further, I would like to take this opportunity to say thank you to the people who turned out this evening. I want to thank Mr. T'Seleie, the MLA, your representative in the Legislative Assembly, for being here again and having us come up to his constituency. I would like to thank the Mayor and the councillors, the people in the association for taking the Members of the committee around, meeting us at the airport and taking us around to see the various houses in the communities and making the various comments that were made, for our knowledge. I would like to thank the band and the councillors of the band as well for their support and obviously to people in Fort Norman in general, for the hospitality we have received in this very short time we are here.

The comments we have heard are comments that we will take, and I want to assure you that we are not just coming around, putting in an appearance and then going and not doing anything about it. We take the responsibility that we have very seriously. There are two other Members that are not here, Mr. Ludy Pudluk from Resolute Bay and Mr. Elijah Erkloo from Pond Inlet. There are 10 Members, we will be trying to persuade the other 14 Members in the Assembly to have the government change the policies for doing things. If we come out together, after listening to what people are telling us, then I think that we will be able to have something new and different occur for housing.

I want to thank you very kindly for turning out. I want to thank Mary Rose Wright for her help. Laura and Malli and Erica, the interpreters, and Chris for his work as well. These are people who travel with us, without their help, in a lot of cases, understand. I have made reference to Penny as being our co-ordinator. She keeps involved with everybody. We have thoroughly enjoyed the visit here -- short though it may be, I hope that we would be able to make some recommendations in our report that you might find acceptable. We are not going to bat a thousand, if we even get part of our recommendations through the House, I think there will be a change in the way things happen. Again thank you and in Eliza and Sam's words, masi cho, or in Joe's, qujannamiik. Thank you.

---Applause

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSINGHOUSING ASSOCIATION OF FORT FRANKLIN, JULY 12, 1984

CHAIRMAN (Mr. McCallum): Before the evening meeting tonight, I would just like to tell you that we are a committee of the Legislature, all the Members are MLA's, they are elected. We have a special committee that will be moving around quite a few communities to hear people talk about the concerns of housing. My name is Arnold McCallum and I am from Fort Smith; on the end is Sam Gargan from Fort Providence; Michael Ballantyne from Yellowknife. You know John T'Selele who is your MLA from Fort Good Hope; Elijah Erkloo from Pond Inlet; Michael Angotittauruq from Gjoa Haven; Eliza Lawrence who represents Fort Resolution, Tu Nedhe, but she lives in Yellowknife; and Red Pedersen who is from Coppermine, who represents Kitikmeot West. We have interpreters, who interpret from English to Inuktitut for our Inuktitut Members, and Laura of course will do Slavey translation, when you speak in Slavey. Speak slowly, Laura has to translate it to English and the other girls have to translate it from English to Inuktitut. It does not matter if you want to speak in Slavey or in English, so if I could get somebody to introduce your people and then we could go from there.

LENA CLEARY (Translation): On my far right is Cecilia Modeste who is the chairperson for the Housing Association, Rosie Sewl, John Baton are directors for Housing, Cecilia Baton is from Social Services and Chief George Kodakin.

CHAIRMAN (Mr. McCallum): Thank you, so we can start. We are here to listen to your concerns about housing so you can start to tell us. Again, you will have to speak into the microphones and you can just turn them around when you want to speak because we record everything what is said as well as translated. When you speak, please indicate your name so that when it's transcribed we will know who is saying what. So if you would like to start, Lena.

LENA CLEARY: The one concern about housing is the Management Agreement, the Housing board members said they do not want to sign it this year unless we go through it with them. They want the Housing Committee to go through the Management Agreement with them, as they do not have much authority over anything and they do not have much power. Their main concern about housing is that they do not have much power. I also have a few things too. The rent scale should be based on housing type, because we have northern rentals and public housing and yet the people still pay the same for the northern rental and the public housing and some of them don't have running water and they are paying the same price as the public people. Many people in Ft. Franklin have large families and yet they are staying in three bedroom housing and that is all we have -- three bedroom housing. We don't have any four or five bedroom housing. A lot of young people have approached me about having single housing, they may never get married but they will be in Ft. Franklin for so many years and yet they are still staying with their parents. Another thing I want to mention is when we were walking around with the special committee, we were talking about selling the northern rental. Also the Housing employees are working for such small wages. I have one person who has been working for about 13 years and he is not even making \$10 an hour and the salaries are really bad here too. We do all these awful jobs for the Housing Corporation and yet we are not being paid that much, for example there is this one man who has been working for us for about 13 years, he is not even making \$13.

CHAIRMAN (Mr. McCallum): Thank you, Lena. Are there other Members or other people who would like to speak about housing? Miss Modeste.

CECILEA MODESTE (Translation): I have a large family and they are all living with me, altogether there are 14 people living in my house, and we are all at home. Also single mothers who are not married, maybe in the next couple of years there could be houses built for them. My family then will not be living with me the rest of their lives. Maybe if they build houses for single people they could live there. We are not all that young anymore and if they have their own children, they can look after themselves and at my age I have been looking after my children and I don't want to look after their children too, I am getting quite old. I am not talking about now but maybe in the next couple of years they could build single houses for the single parents. Thank you.

CHAIRMAN (Mr. McCallum): Mrs. Modeste, it is just like you speak to your children, so you can speak to us the same way.

---Laughter

Anybody else who would like to speak about housing?

A SPEAKER (Female): Most of the concerns I had, Lena has already covered. One other main concern I have is poor housing, especially for health because there is a lot of disabled people in Franklin and they have no running water or anything. I feel housing should be looked into but it seems like Yellowknife and Inuvik are telling the boards which house should be rehabed. This should be left to the members of Fort Franklin to pick out the houses that they feel should be rehabed first rather than having Inuvik and Yellowknife people telling them what to do.

CHAIRMAN (Mr. McCallum): Thank you, Cecilia. Anybody else? Chief, would you like to say something?

CHIEF GEORGE KODAKIN: (Translation) When the housing people come in they are not the real authority people that they send up here to talk to us. Now that we have the housing committee here I really appreciate it.

In the beginning here in Franklin, we the Dene people had no idea of how they were going to build our houses when the housing association started building our houses. We had no idea how the furnaces worked, before we burned wood and we knew where to get it and we knew how it worked. And now we have these houses in Franklin and when we work in town we have to live in town and when we do not have the money to pay our rent, they tell us we should pay that much rent, for the old people that get old age pension and are not working they should just pay five dollars a month.

And also the housing association people moved us out of our log houses into their northern rental housing and now they have our log houses and our rents keep going up and up and the people that work pay more rent. We have our children that are working elsewhere and they also have to pay rent where their parents are living. I feel that the only person that should pay is the head of the household and not our kids that are working out of town, they are making their own living, they shouldn't be paying rent for us. A lot of people are talking about that and when we are not working they still raise our rent. The Dene people do not have money in the bank everyday and we do not work everyday and to me this is not right.

Also, the people that work with housing, they should help us out by not raising our rent so much. Today we have furnaces in our houses and we do not like it, right in the middle of the house, I think the furnace should be on the side of the house. And right now they are putting running water in the rehabed buildings and we should have the same thing in our house. It was the Health and Welfare that said we could not live in our old houses or in a tent all year round because that is why our children are always sick. So, it is also the health peoples fault that we are living in these buildings right now and a lot of people do not like living in there but they have to. That's all I have to say right now, maybe later this evening I will talk more about the housing. Thank you very much.

CHAIRMAN (Mr. McCallum): Thank you, Chief Kodakin. Are there other people who would like to speak? Mrs. Sewi.

MRS. ROSIE SEWI: (Translation) Right now we are talking about houses and this is very important. I have a lot of kids in my family, altogether there is 15 of us in a three bedroom house. When we are on the housing board we should have the authority to say what we want done in our community as far as housing is concerned. We are the Housing Corporation board and if they are going to have it here we should be able to decide what is to be done and right now it is not really like that.

When the housing association from Inuvik came down they are always the ones to decide things on our behalf. In the wintertime it is really hard for the people that are working, I have three kids in my family that are working and they should raise their pay up a little bit. Maybe in the future, the housing people should not be fixing our houses in the wintertime, in the summertime it is okay to do repairs. This is all I have to say, thank you.

CHAIRMAN (Mr. McCallum): Thank you, Mrs. Sewi. Lena.

MS LENA CLEARY: Another thing is the rent scale. I would like to ask Arnold McCallum a question. The people that set up the rent scale, where is that done?

CHAIRMAN (Mr. McCallum): The rental scales are determined at headquarters in Yellowknife, based on a number of factors, but the scale is determined in Yellowknife.

MS IFNA CIFARY: I am saying this because the cost of food here in Fort Franklin is quite high, for one bag of groceries at The Bay costs roughly \$60 and the people in Yellowknife do not know that at all. And I think the way they base the rent scale is for the cost of food in Yellowknife and our food is shipped in and that costs a lot of money compared to Yellowknife costs.

Also we have about six houses that don't have a sewage tank so what they do to the waste is they throw it out in the backyard and that is a health problem to the people. If there is anyway we can put sewage tanks in these houses it should be done right away but everytime we try to discuss this with the Housing Corporation they tell us there is no money. That seems to be the number one problem, no money all the time.

The HAP program should be introduced to the people every year. Right now we have four going for this year and we told that next year we are not too sure whether we are going to be getting any. That should be coming into the community because the people are saying that they were introduced into rental houses much too fast. They gave up their private homes too fast and in order for them to get back to their private homes, they can have more of the HAP program every year.

I am interested to know if all this is recorded and whether the district manager is going to get a copy. He is. Well, I guess that's it for me then.

CHAIRMAN (Mr. McCallum): No, don't be afraid. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say to the group in front of us here, if they don't tell us the problems that you are faced with, we cannot record it and nothing will be done unless you want to carry on the way you are doing, then there is no sense for us to sit here. But because we are experiencing all kinds of problems in all the NWT, not just here, it is in my area as well as all the areas that we are covering. And if you don't tell us the problem, how can we make a good recommendation to the Assembly in November. We are not working for the government, we are not working for the Housing Corporation, we are all elected people and we really need your help to tell us. And if you want to cover somebody in Inuvik, a boss that is sitting in Inuvik, because you might lose your job -- that is not the case. You should not have to feel that way. If you don't tell us the problems you are faced with, we cannot do anything about it. I'm not saying we are going to solve all the problems but we can make recommendations and hopefully there will be some changes made.

CHAIRMAN (Mr. McCallum): Lena, just before you start. We are not sending these minutes directly to the Housing Corporation district managers. As we go along we will make known to various district offices the concerns in those districts. And I want to assure you that if you feel any hesitation because you feel a little bit leery about your job, if you get any hassels on it, then if you let me know about it, as chairman of this group, then I will take it up with the Housing Corporation. We are not with the Housing Corporation. So, as Eliza says, our reason for coming out into the communities -- to have the community meetings in the evening and then to meet with you people prior to that is to really find out what are the real concerns about it. We expect that we will make an interim report in November. Some of the things that are really bothering the people, we will make recommendations on those at that time. The other things will take a longer while to change, then we will need more time to do it. We still have to go to 25 to 30 more communities and what you are saying, there is not any great amount of difference from the others. The more we hear about it the more we are going to be able to say. If we are only getting a complaint from one community, and you are a little hesitant about saying it, then that doesn't give us much to go on but when we hear it repeated over and over, then we can make a stronger presentation to the Assembly, then to the government, who then will tell the Housing Corporation how to change.

MS LENA CLEARY: Another problem is, I have been working with housing for about two years and the problem is with the district manager. He has been taking sides. I have 61 units here and Fort McPherson has 70 units and that is nine units more than I have and yet they cut me down with 2.5 man years and Fort McPherson has 3 man years, and they are getting better wages, they have more men working for them and yet we are just about nine houses away from them. I have been working there for two years and I can prove that he has been taking sides and so can all the program officers in the Housing Corporation.

CHAIRMAN (Mr. McCallum): Could I just ask you one question then, Lena? Why do you think he is giving more to other communities and less to Fort Franklin?

MS LENA CLEARY: I know why but I do not want to say it.

CHAIRMAN (Mr. McCallum): Okay, if you do not want to say it now, will you tell me and John as the MLA.

MS LENA CLEARY: Yes, I will.

CHAIRMAN (Mr. McCallum): Is there anybody else who would like to say something?

MS LENA CLEARY: I am sorry, I wanted to say something else. Another thing is the Housing Corporation has been filling out all these forms, almost every year since I started work there, that senior citizens homes are going to be fixed up, these are private homes I am talking about now. Every year they fill in these forms and tell them they are going to get their house fixed up this year and still to this day, none of them has been fixed up. Who knows maybe in another five years they might get working on them.

CHAIRMAN (Mr. McCallum): Is that the \$5000 grant that you are talking about?

MS LENA CLEARY: These are for senior citizens. I am not sure how much they are giving out this year.

CHAIRMAN (Mr. McCallum): There is a program that the Housing Corporation has. It started at \$100,000 and I think it was increased to \$200,000 and I just read before we came up here that the Minister, Mr. Wray, is going to continue that program. A senior citizen can get up to \$5000 to have repair work done on their homes. A one time grant. It can be used to insulate, to do the roof, the sides or can even be used to purchase a stove. I know that it has been used in other places and I know other communities have it. If you have not received any then I think that Mr. T'Seleie could help you on that as an MLA and maybe work it out with the band, that the band could do some of it because I know that is what occurred in Fort Smith. So if you are having difficulty getting those, we will make note of that. That program, as far as I know, has only been in existence about two years.

MR. T'SELEIE: I guess I will be asking you questions tonight about what you are saying but I just want to know now so that the committee will know. I would like to know how many people you have who have applied for houses and also I would like to know when is the last time you had any kind of housing built in Fort Franklin.

MS LENA CLEARY: The last houses were built in 1980. In 1980, we had 10 built and those were the last ones. I have been getting applications almost every year and yet we do not have any houses. People are not moving out of houses because the people living in the rental houses do not have anywhere to go. I have been getting so many applications and I do not know what to do with them and now people have stopped filling out these applications because we have such a shortage of houses.

CHAIRMAN (Mr. McCallum): Are there other comments that the housing association or the band would like to make now. Chief Kodakin.

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CHIEF GEORGE KODAKIN: Right now we pay so much rent, maybe they should give us money to build our own houses. That is what I wanted to ask you people. Those houses are on our land and when land claims are finalized are they going to be taking our houses away or what are they going to do with them or what are they going to do with us? Our housing is not only for us, we are talking about the future for our children and their children. Now we are the elders and we would like to see our kids live happily in the next couple of years and I do not want the Housing Corporation to ask my children to move out of the house because the land claims is finished and what are they going to do with the houses. I am talking about my rental fee and what are they going to do with the land after they finish land claims, are we still going to keep the houses or what?

CHAIRMAN (Mr. McCallum): Thank you, Chief Kodakin. I am not sure that we can answer the questions that you pose of us. I cannot see any difficulty associated with the land claims and the ownership of your land and your housing but what we are to do is to listen to the things that you raise and then we sit down to discuss it and we ask the government what they are going to do. We are going to pose those questions to the government for you and I know we are not in a position to answer your questions. There may be others who would want to comment on that but our purpose is to listen to you, and they will be on tape and then we will ask the government what they intend to do about the land and about the houses.

I am sure that I speak for Members of the committee that we are not going to be recommending that you lose the house, so I appreciate your questions but we do not know the answers right now. We will simply have to direct the questions to somebody else.

MS LENA CLEARY: The northern rental people are getting into more arrears and these same people do not make that much money a month. So why can't you just sell those houses for a one dollar or so, so that the people can have their own house and it will not cost that much to run a house, they can take their furnace out and put their own stove in there.

CHAIRMAN (Mr. McCallum): Perhaps I can indicate to you, not a complete answer to your question, but the government does have a policy of allowing a person who rents the northern rental units to buy those units. It is not one dollar, I know it is not that amount, but whatever the house is worth, the corporation will subtract the amount of rent that a person has paid over the years from that price. Then sell the house for less than what the house is worth.

MS LENA CLEARY: What if that person paid about \$20,000 for all the years that he has been in that house and then he is going to have to pay say about \$10,000 to buy it yet that house is not worth that much?

CHAIRMAN (Mr. McCallum): I do not think that the value of the house would be assessed that high. The northern rental houses would be assessed much lower. I know that in the past they have sold houses for \$1000 and some less than that in other communities. So nobody will be asked to pay a great deal of money for it, but that is only for the northern rentals that is not for the public housing. And the reason it is not for the public housing is because the GNWT borrowed the money from the federal government to build those and the federal government will not allow them. We are hearing from a lot of people in various communities that the Housing Corporation should sell the public housing as well if people want to buy them. That may be one of things that we will be discussing, that we will recommend, but certainly as far as the northern rentals, what a person has paid is subtracted from the value of the house, the corporation will sell those houses. I have not heard of many people having to spend much more than a \$1000 to \$2000 to buy those houses but that is to the person who is living in the house, who has been paying rent over the years. In other communities, people have lived in a house for 20 years in some cases and they have gotten it for a very little amount. They were selling them for as little as one dollar but the problem came with land, the price of the land, so they would sell the land. The government made a policy that they would subtract it and you could not sell the land for one dollar, you could sell the unit but then you had to pay the price of the land as well.

So you have 26 northern rentals. If there were 26 people wanting to buy them then I would suggest that you get together with your MLA and make those applications to buy those houses. That is the people who are living in them. Just on the RAP program we have heard that from every community especially in the West here. They would like more. Mr. T'selele is trying to get the Housing Corporation to double the amount of money put in for HAB grants. It was up to a million and a quarter and the government put in an extra million two years ago to provide more of that but the Housing Corporation has to get it from the government in total and some department do not want to give up some of their own money for housing. But there has been recommendations to the government to reallocate funding so that there is more money available for HAB grants.

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The HWP grant now is up to \$30,000, \$35,000 maximum. If they only have a million, they cannot spend very much or they cannot build very many houses out of that.

MS LENA CLEARY: Does the housing committee people take power over the Housing Corporation?

CHAIRMAN (Mr. McCallum): No? No.

MS LENA CLEARY: Why are we talking to you then?

CHAIRMAN (Mr. McCallum): We are a committee of the Assembly, the Housing Corporation is part of the government. We decide as Legislative Assembly people, MLAs, we try to tell the government where they should be spending their money and if we direct them to spend their money in a certain way and they do not spend it that way then we can pass that they will not get any money to spend at all. So in a way, we have that power over them but we are not the government people. The government people are the Ministers. They get direction from the MLAs how to spend the money and this is why we want you and people to talk to us, because if we find out what is needed, we have a better understanding than amongst 10 people so we can then tell the government -- you are spending the money the wrong way. We know, because we have visited the communities and this is the way the people have been telling us. We want the government departments and the Housing Corporation to pay attention to those people who know what is needed in the communities.

There has never been a time in the government when you have had eight MLAs come into your community at one time before. You might get one MLA, you might get a Minister and an MLA but now you are talking to pretty well half the Legislature, a third of the Legislature is here. And when we come together to make the recommendations we have a lot of power because when the vote is taken as to how the money should be spent, we are all going to be of one opinion and all we have to do is get two or three other people on our side. That is the way it should be spent and if it is not spent that way then we have the right to take the Minister and remove him from his job. That is why you are talking to us.

MR. BALLANTYNE: I would like to add to that. One of the reasons that this committee is large and there is six Members and four alternates and it is a cross-section. We have all learned a lot from each other, I think there is a good feeling among this whole committee about what the problems are. We can go back, the alternates are travelling with the committee, so at any given time there is from six to 10 MLAs visiting every community in the NWT. We will be able to convince our colleagues on the Assembly, it will be very, very difficult for the Minister or the Executive Council to go against the wishes of this cross-section of people. It is amazing that we could have up to 10 MLAs in a community and as Arnold said, it is the first time in history that that many MLAs are coming into the communities. So, it is really a good experience for us and for the communities. So I can assure you, that the strength here is enough, I am sure our recommendations will carry a lot of weight.

CHAIRMAN (Mr. McCallum): Do you believe us?

MS LENA CLEARY: Yes, I do. The housing association board itself will say something but yet whatever is said by the Housing Corporation is not carried through. I think the housing association should join with the band or the hamlet and together we would have a strong voice. Right now the way it stands, the Housing Corporation has all powers over the housing association.

CHAIRMAN (Mr. McCallum): I think those may be some of the questions that may be asked of the band, the mayor and the association tonight, by Members of the committee, when we have our public meeting. What the people in the community feel about that. It has been raised in most every community. You have 61 units, you may then represent voting age people, maybe a third of the community, but there is two-thirds of the community left that are represented by the band or the hamlet. If you get everybody together, that gives you a stronger voice. I am sure Members will bring that up this evening.

We are meeting again at 7:00. It is 5:15, I am not trying to cut you off but if you are going to break for supper, if there is not anything else we will set it over until this evening unless you want to say something else now.

MS LENA CLEARY: Tonight when we have the meeting, can we expand on some of the things that were brought up today?

So, if that is all, again on behalf of the committee, we are very please to meet you in this way. We hope that you will come again tonight and that you will say more or the same thing. It will be taped again, Members will ask you questions and we hope that there will be a good turnout of people this evening. We have had good meetings so far and we look forward to that kind of meeting tonight and to hearing from you again. On behalf of the committee, thank you.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT FRANKLIN, JULY 12, 1984

CHAIRMAN (Mr. McCallum): It is now 7:30 and we will call the meeting to order. To start with, we will try to tell you who we are and why we are here, where we have been and indicate to you that we will be going to other places as well.

We are here as a committee of MLAs from the Legislative Assembly of the Northwest Territories. My name is Arnold McCallum, I am an MLA for Slave River and I live in Fort Smith. To my far left is Mr. Michael Ballantyne who is the Member for Yellowknife North and he lives in Yellowknife; then Mr. John T'Seleie who is the MLA for Sahtu and he lives in Fort Good Hope. To the far right is Mr. Red Pedersen who is the MLA for Kitikmeot West and he lives in Coppermine; Mrs. Eliza Lawrence the MLA for Tu Nedhe and she lives in Yellowknife, Mr. Michael Angottitauruq the MLA for Kitikmeot East and he lives in Gjoa Haven; Mr. Elijah Erkloo, the MLA for Foxe Basin and he lives in Pond Inlet.

We have been travelling to various parts of the NWT, in the Baffin about a month ago and over the last three days we have been to Norman Wells, Colville Lake, Fort Good Hope, Fort Norman and tonight we are here in Fort Franklin. We are travelling around to see what people have to say about housing in their home community, in this case in Fort Franklin. We have to make a report to the legislature in November of this year in an attempt to have the Legislature and the government make some changes in the policies about how housing is supplied, how it is delivered and to whom the houses are allocated.

We do not have any answers for questions that you have. We are not from the Housing Corporation. We are a special committee of the Legislature. We would like to hear your concerns about housing in Fort Franklin. We will listen to them. We will likely ask questions of you, then we will discuss those things amongst ourselves and make a report.

We have another MLA, Mr. Sam Gargan from Deh Cho and lives in Fort Providence. We have Ms Penny Aumond who is the co-ordinator and we have two Inuktitut translators, Malli and Erica, who translate the English into Inuktitut for our Inuit Members. We also have Laura and Judy Tutcho who will translate the Slavey into the English.

We would ask you if you are to speak to us, to go to the table just to my right, tell us your name and then proceed to tell us your concerns. Everything that will be said tonight, is recorded. That is why we have to have you identify your names. You have receivers that will give you the English and/or Slavey translations. It will be instantaneous, so you can continue talking and you do not have to stop to have it translated.

As a committee, we are very pleased to be in Fort Franklin. We look forward to hearing from you people about housing. We met this afternoon with the chief, with people from the housing association together with Cecilia Baton who is the social worker. So without further ado, I will ask your MLA, Mr. T'Seleie to say a few words and then we will start the meeting. Mr. T'Seleie.

MR. T'SELEIE: Thank you, Mr. Chairman. I really do not have that much to say. This committee was set up at the February session of the Legislative Assembly in Yellowknife as a result of many MLAs expressing concerns about housing. I think Members will recall that I was one of the people that supported the establishment of this committee. Our feeling then was that the Housing Corporation had been established in 1974 and since then there had never really been a review of its policies and we felt that perhaps it was time to review the corporation to find out in which areas it could be changed and one way to do that was to set up a committee.

CHAIRMAN (Mr. McCallum): You surely can. We would want you to because there will be questions asked of you.

So the responsibility of this committee then is to listen to people and to make the kinds of recommendations that both in the short-term and in the long-term is going to improve housing in the NWT.

I just want to say further, Mr. Chairman, that I feel thankful for the other Members to be able to travel in my constituency. I think in the future you will be hearing me speak about other areas than housing. Now that you have been to all the communities and seen for yourselves, places like Norman Wells, that in the future when I am referring to something at least it will be something that you have seen yourselves. In that way, I would like to thank the Members for travelling into this constituency. I would also like to encourage people to express their views on housing because I really do not think this kind of an opportunity is going to present itself for a long time, that there is ever going to be another chance for so many elected people to listen to people of the communities, therefore I would encourage people to say what they have to say to the committee with the hope that when it comes time to make recommendations that some of what we will hear tonight will be put into the recommendations. Mr. Chairman, I have nothing further to say than that. Thank you.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. T'Seleie. Since this committee is an equal opportunity committee, we normally let the a Member say something. So I will call on Mrs. Lawrence to say a few words as well. Mrs. Lawrence.

MRS. LAWRENCE: Mashi cho. I would just like to say thank you to the community of Fort Franklin for inviting us and I would also like to encourage everyone to come up and tell us their problems. If they do not tell us the problems they are having at this time, we will not be able to make a good recommendation for this community.

I would also like to mention that no one should feel threatened. They are not going to be thrown out of their house or lose their job because they are telling the problems. We have visited a lot of communities already and their concerns and problems are similar to the ones that you people are having here in this community. So you do not have to feel that you are alone in experiencing this problem. In my constituency, Tu Nedhe, we have the same problems as well. Therefore I would just like to encourage everyone, women and men, and the young people, I am a little bit disappointed to see that there is not that many young people at this meeting. With weather like this, I do not blame them for not coming to the meeting but because our time is so limited we have to travel in the summertime when we should be out fishing or hunting. Again, I would encourage everyone to come up and not be afraid to tell us their problems. Mashi cho.

CHAIRMAN (Mr. McCallum): Thank you, Mrs. Lawrence. Again, I would remind you to identify yourself when you come up to speak. So now if there is anyone who wishes to speak about housing in Fort Franklin to please come forward and address us. At the conclusion of your comments if you would remain there because Members of the committee may want to direct questions of the person making a presentation. Chief Kodakin.

CHIEF GEORGE KODAKIN: About 5:00 o'clock we had a meeting with these housing committee people, and also Cec Baton, our social worker was there and all that I said I should repeat it because you guys were not there.

The Fort Franklin people did not ask for houses. The people who work for Health, they are the ones who encouraged us to move out of our houses because of illnesses. You cannot live in tents or your own houses because of health hazards, and that is why they encouraged the people to make the houses and since then everybody had the same idea, we did not want the houses. But when the houses came and the Housing Corporation people came, they said you just live like it is isolated and also us people we do not run out of money and at that time they told us that we should pay a dollar or two dollars a month for rent. They told the old age pensioners they would only pay five dollars a month at that time. We thought that would be alright so that is why they built us these houses.

Now, we live in these houses and they keep raising the rents. If a family has kids or relatives staying with them, they have to pay rent on that house too. Our kids are making their own living and if they have to stay with their parents the Housing Corporation make them pay rent. The housing rent is quite high and the furnace is right in the middle of the house and I think this is a fire hazard.

The people that are doing the rehabs are putting in hot water heating in the houses and we would like to have that in our houses too. We, the Dene people, what happens if our rent goes up and it is overdue, is the Housing Corporation going to evict us? And I asked some of the people here, what is going to happen when land claims is finished, is it going to be our house, are they going to evict us, or are we going to pay one dollar so we could have the house. I asked and they do not know.

When they go back to the Territorial Council, what we have said here, they will make recommendations and make a report. All of us sitting here live in the rental houses and everybody has to pay rent even the old people and the rents keep going higher and a lot of people have overdue debts to pay on their rental housing. This is when we should say something to these people. If we bug them and bug them, maybe they will lower the rent or give us the house or maybe they will help us. This is our town and the rents are too high so I encourage the people to talk about the housing.

There is another thing I did not speak on earlier and it is about our overdue rent. When we have skidoos, boats, washing machines, outboard motors or whatever, if we do not pay our rent they will take these things away from us, that is what I have heard but I have never asked these people if that is true. I wonder if you people from the housing committee know about that?

CHAIRMAN (Mr. McCallum): No, Chief Kodakin, we do not know about that. We cannot make a comment because we are not with the Housing Corporation. I cannot believe that it would happen but I do not know.

CHIEF GEORGE KODAKIN: (Translation) Thank you. It is okay if you do not know the answer. This is all I have say.

CHAIRMAN (Mr. McCallum): Chief Kodakin, just before you leave, some the Members would like to make comments or ask you questions, if that is alright with you. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to make a comment regarding my constituents, where there is incidents if people do not pay their rent, they get court orders to pay their rent. Up until now I do not know the end result of it, all I know is that they get a court order from the lawyers to get after them to pay the rent. That is all I know because it has been brought to my attention in my constituency.

CHAIRMAN (Mr. McCallum): Mr. Gargan, did you have a question or comment?

MR. GARGAN: Thank you, Mr. Chairman. George, you should not concern yourself too much with the outcome of a land settlement. Mainly because once there is a settlement, the land that we are living on is pretty well going to be under our control. So whatever is on that land belongs to us. If the housing association want to take their house away and pay to move those houses away, then they can do that but I do not think they will ever do that. Okay?

The other thing that you mentioned George, was with regard to rent scales. Right now if you look at your housing association, everybody that has an income, whether you are a pensioner, whether you on social assistance, whether you are a hunter or a trapper, everything that you make, they take money from that for rent. So, it is not fair for housing to make a rent scale that is based on all these different types of income. So, what I am saying is depending on the type of house you have, if you have northern rental then maybe you should pay lower rent than if you were in a public house. The other thing too, is that for the people that are working, they should be paying rent only on the money that they take home after they take off income tax and everything else. Whatever is in your pocket is what they should base their rent scale on.

CHAIRMAN (Mr. McCallum): Anybody else or any Members that have questions to ask the Chief? Michael.

MR. MICHAEL ANGOTTITAUUG: I do not have a question to the chief but I would like to make a comment. Being an Inuk MLA and travelling with the housing committee I find it very helpful for me to go to the other communities especially these communities that are in the treeline and which are called the Dene communities.

As MLAs, each one of us do not know exactly what is going on in each of the communities but I think what we are doing as a housing committee is going to put the MLAs closer together across the Territories. The more we hear about the concerns of people -- while we have a little different lifestyle but still each as a human being we require houses. Times are changing and we cannot live in tents or snow houses any longer, we have to have a house built up to our standards. And the ones that are built today with all kinds of policies and rent scales, it is not suitable to our style. So, I think what this committee is trying to do is trying to find the concerns of the people to make a good recommendation, that is why we want to hear from as many people as possible so it will make the MLAs on the special committee on housing much stronger to bring up a good resolution to the Housing Corporation.

I would just like to say that I am very happy to be visiting your community, I would like to see more but as long as I hear your concerns tonight, that is going to give me something to think about and I hope it will help me in the Assembly to try and help everybody in the Territories. I think it is a good thing that we have a Special Committee on Housing. That is all I want to say. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Michael. Anyone else who would want to speak.

MAYOR ISADORE YUKON: My name is Isadore Yukon and I am the mayor of Fort Franklin. I have a concern about the housing association board of directors. We are under the Inuvik region and people from housing come up here quite often, but our board of directors here in Fort Franklin do not have much to say. Why do we have a board of directors when we don't have control whatsoever. That is something that you should come up with at your next Assembly in Yellowknife.

Another thing I would like to bring up is that some of the people are paying pretty high rents here even when they are out in the bush hunting and their houses are locked up, they still have to pay the same amount of rent whether they are living there or not. That is something I would like you to look into as well.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Mayor. Are there questions of the mayor? Perhaps Mr. Mayor, I could ask you a question then. Do you think that if the local housing association were part of or a committee of the hamlet, would that be a better arrangement whereby the hamlet then would be able to help the housing association and give them a little push to get more things done? Would you like to comment on that?

MAYOR ISADORE YUKON: That is what I brought up with the Inuvik Housing Association. For the hamlet and local government, they do not make decisions, we make decisions. Why don't you have it the same way as the hamlet has to the housing association. Work the same way as the hamlet. I don't have any answers but a gentlemen told me that you have to go through the Assembly and maybe change the legislation. But I just want you guys to look into it when you get to Yellowknife. Thank you.

CHAIRMAN (Mr. McCallum): Any of the Members have questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Just going a bit further to what Arnold said, would the hamlet of Fort Franklin consider taking full control of the housing program here instead of having it in Inuvik. Maybe the money that is sent to Inuvik should be sent here and the hamlet then decide which houses to be repaired, who is going to get new houses and that sort of thing. Would that be a better arrangement than the present arrangement?

MAYOR ISADORE YUKON: Mr. Chairman, that is a pretty good idea because we have too many different organizations here. There is so many of them, if we joined and made it smaller it might be a stronger organization. We would have to call a public meeting here and bring that out to the people and bring it up with local government in Inuvik. I think that is a good idea.

CHAIRMAN (Mr. McCallum): Any further questions or comments? Can I ask you Mr. Mayor, how many people work for the hamlet?

MAYOR ISADORE YUKON: We have about eight full time, sometimes as many as 10. That is local people.

CHAIRMAN (Mr. McCallum): And do you get money from the Department of Local Government to pay their salaries?

MAYOR ISADORE YUKON: That is right.

CHAIRMAN (Mr. McCallum): And do the employees who work for the hamlet get all the benefits as if they were working for the Department of Local Government.

MAYOR ISADORE YUKON: Yes. That's right.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Mayor. If you have further comments later on I wish you would come forward and say so. Do others have comments?

MR. JOHN TUTCHO: My name is John Tutcho, I am on the housing association board of directors. The only concern that I am going to bring up here is that the Inuvik Region told us to sign an agreement that Inuvik gets control of everything and then the housing board have nothing to say. They even want to control the rent of the house, what people bring in. I have lived here 32 years and I know how my people live and how their income comes in. The housing people from Inuvik come here for three months at a time about twice a month and then they tell us that that guy is working for Esso Resources, so they raise his rent but that guy doesn't go back to work and yet his rent stays the same. That is why we do not want to sign a management agreement with the Housing Corporation of Inuvik. I am a little concerned because April 15, 1984 was the deadline for signing the agreement with our board of directors. That is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you very much, John. Would it be possible for this committee to get a copy of the agreement that they want you to sign.

MR. JOHN TUTCHO: Yes, I have the agreement with me.

CHAIRMAN (Mr. McCallum): Could you leave a copy with us.

MR. JOHN TUTCHO: I do not know if our housing association has an extra copy. I will ask my secretary manager first.

CHAIRMAN (Mr. McCallum): Mr. Gargan, do you have a question or a comment?

MR. GARGAN: Thank you, Mr. Chairman. John, I would like to ask you one question. Do you think it is fair that the tenants who live in these rental houses should be paying rent based on income from outside the community? In other words what I am saying is just what you said now about people working for Esso Resources are paying rent where they work and when they come back here they are expected to pay rent again too on the same income that they make over there. Do you think that is fair.

MR. JOHN TUTCHO: No, I do not think it is fair because some people that trap for instance, you go out trapping with about \$1500 materials and you come back with about \$200 in furs. How can you pay the same rent level? Inuvik says that guys income is that much and we have had the Housing Corporation people coming around telling us how much we earned and never say how much we lost. The way I look at it if we sign the agreement we have nothing to say to our own people and our own people come back to us and say what is going on with the Housing Corporation and this is why I told them to wait before signing at least until we introduced these things to you guys.

CHAIRMAN (Mr. McCallum): Further comments from Members? Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I guess we are all here because the concerns that you have is all over the Territories at this time. A year or two ago, somebody set this rent scale and the typical government with their bright ideas set the rent scale 25 per cent of their gross salary without taking no deductions. They never considered that after income tax and all that, that you do not bring too much home and yet they take 25 per cent off to pay for your rent. Many times if a husband and wife are working they put their salaries together and in many cases it seems people are just working to pay for their rent.

This has been a problem throughout the North and I am glad to hear what you are saying to us and this is all being recorded and we will make some recommendations regarding the rent scales.

CHAIRMAN (Mr. McCallum): Any further questions? Thank you very much, John. If you would like to make comments later, feel free to do so. Are there others who would like to speak on the problems of housing in Franklin?

MR. ALFRED TANITON: (Translation) My name is Alfred Taniton. I thank you very much that you are listening to us here today. This is the first time in Fort Franklin that there is a special committee for housing.

The Housing Corporation people never come up here to talk to the people living here in Fort Franklin. They just go and stay in the office and they say this is the way it is going to be done in Fort Franklin and they never visit with us or really know about them coming to our town. They put down the rules and make all the decisions and we have no say whatsoever. We pay rent and they also make our kids pay rent if they are living some place else. Things like that I do not think it is right. If we say something about our problems they might be able to make it right that is why I am telling you people this.

Also there are houses empty for instance when we go out on the land, sometimes I go out on the land for five months at a time and our houses are empty, yet they still make us pay the rent. I really do not understand why they do that. I was wondering if they do not live in their houses, I wonder if they pay rent also. These are the things that I wanted to say to you the special committee.

CHAIRMAN (Mr. McCallum): Thank you, Alfred. Are there comments or questions that Members of the committee would like to ask? I would like to ask a question then. You say that the rent that is charged on a house should not be based on how much money is coming into the family. How would you suggest that the rent be based, what should make up the rent?

MR. ALFRED TANITON: (Translation) Before when we lived in a house, they told us that we would not be paying that much rent and now they are making things confusing. For the people that do not work they still raise our rent and also if our kids live with us and maybe three of them are working, do they also have to pay rent on that one house?

CHAIRMAN (Mr. McCallum): Could you suggest to us how much rent should be paid on these homes?

MR. ALFRED TANITON: (Translation) I am not the only one thinking about this, there are a lot of other people think about it. I am not really sure, maybe after we talk about it -- we have our meeting together we can decide. One person can't decide.

One other thing, when people work for Esso and other companies, they think we make a lot of money and our rent goes higher and also the inflation of food is expensive and everything else is very expensive also. People that want to buy an outboard motor board, skidoos, these things cost money too, and with our rent being so high it is very hard for us to get those things. We cannot pay these high rents because we have other expenses too.

CHAIRMAN (Mr. McCallum): Thank you very much. Anyone else?

MS LENA CLEARY: My name is Lena Cleary. I would just like to expand on what Isadore said earlier. The housing association people do make decisions but it is not followed through by the Housing Corporation. I feel if the housing association had the authority, they could do it on their own. The way it was said it sounds like the housing board members do not say anything but they do make decisions for themselves but the Housing Corporation usually says "no" and it looks like the housing association is not doing their job.

I would also like to talk about the rent scale. I think it should be based on the housing type. We have public housing and northern rental and if a person works they would still pay the same amount as people that have running water in their houses. In Fort Franklin, we only have three bedroom houses and in some of these units there is as many as 13 to 20 people in one house. We find we need single housing here.

I am repeating some of the things I said earlier for the benefit of the people here. There is one employee who has been working for about 13 years and he is only making about \$9 an hour. The way we can have the board members to have power is that the policies should be made here in the community. We can have the Band and the Hamlet join together with the housing association. Right now the policies are made in Inuvik and they do not know the people in Fort Franklin but yet they are making the policies for us. And the housing association is doing so much dirty work for them, for instance increasing the rents and now they are saying we have to evict people which we do not want to do. So I am saying the policies should be made here in Fort Franklin where the people know the people.

I also mentioned the HAP program earlier on. We should have more HAP programs every year to get the private homes back into the community that were taken away years ago.

CHAIRMAN (Mr. McCallum): Thank you, Lena. Any questions? Mr. Ballantyne.

MR. BALLANTYNE: I would like to follow up with the question that the chairman and Mr. Gargan asked the mayor and I wonder, do you think, if it would be a good idea if the housing association was directly responsible to the hamlet council rather than to the Housing Corporation? In that way you could use the resources of the whole community to fight for housing rather than be isolated with an association that has limited powers. Do you see that as a positive possibility?

MS LENA CLEARY: That is what I am saying that we should be joined together with the band and the hamlet because together we will have a stronger voice against the Housing Corporation.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: Another complaint that we have heard from all the communities and again you have said the same thing and that is that the housing association has very limited powers. Now, if you were to increase those powers, what things would you like to have power over?

MS LENA CLEARY: The evictions and the rent scale. There are a lot of changes that should be made with the rent scale. If a child living in a house is working, we charge that child \$75 a month to live in that unit and we add that onto the head of the household's income. I do not think that should be done at all.

MR. BALLANTYNE: Other areas we have heard complaints about include for instance for new housing, the communities and the housing associations say they are never consulted with the design of housing, they are never consulted about which houses will be rehabed, they have problems with communication with the regional offices, and they say they do not have enough money for maintenance. Do you have problems in these areas also?

MS LENA CLEARY: Not enough money for maintenance is right.

MR. BALLANTYNE: What about the design of the houses?

MS LENA CLEARY: We do not have any say in that. They tell us this is the way we are going to do it and they do not ask the housing association for their opinion.

CHAIRMAN (Mr. McCallum): Thank you. Mr. T'Seleie.

MR. T'SELEIE: I want to ask how many applications you have on file and also I would like to know when is the last time any housing was brought into Fort Franklin.

MS LENA CLEARY: There was 10 built in 1980 and every year I have applications but yet there is no housing. We cannot evict people because where would that family go if they are evicted. Right now I would say that I have close to 30 applications for housing.

MR. T'SELEIE: A while ago we heard that the board of directors of the housing association here in Fort Franklin had refused to sign the management agreement with the Housing Corporation. I wonder if you could tell us why they refused to sign it.

MS LENA CLEARY: The reason was that everything written down in the management agreement gave the Housing Corporation all powers over the housing association and we wanted to go through the agreement with you people.

CHAIRMAN (Mr. McCallum): Thank you. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Lena, how long ago did the Housing Corporation approach you with this management agreement?

MS LENA CLEARY: They do that every year, every year we have to sign a new agreement.

MR. GARGAN: My other question is with regard to control, are you saying you would like to take over that whole housing program, or are you talking maybe about more administrative type of control? There is two things there. There is complete control and there is also more administrative type control. What type of control are you referring to?

MS LENA CLEARY: They have built houses without telling people what kind of houses they are bringing into the community. They have brought southern houses into our northern community and the heating system is in the ceiling and something like this should have been discussed with the board members.

MR. GARGAN: So the kind of control you are actually talking about is if, for example, Fort Franklin was to get five rental or SSHAG houses that the money should be given to the hamlet or to the band or to the housing association and they get their own people to design the kind of buildings that they want and that sort of thing?

MS LENA CLEARY: This is my own opinion and that is that I do not think there should be any more rental houses coming into the community. We have four HAP programs coming into the community and they should carry on with that instead of getting rental housing because with rental housing we can never make anything on that because you pay rent every month.

MR. GARGAN: So you prefer more of the home-ownership type program rather than the rental type housing?

MS LENA CLEARY: Yes, this will be the people's own private home.

CHAIRMAN (Mr. McCallum): Thank you. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I notice on the information sheet that we have here that you still have 26 northern rental houses in Fort Franklin. Would it in your opinion make sense to sell these houses to the people who live in them now, perhaps convert them from the heating system in them now to a wood heating system but to remove them from the stock of rental houses and turn them into owned houses instead?

MS LENA CLEARY: We talked about this earlier and the board members thought it was a good idea to do that because right now the people staying in rental housing are getting more and more into arrears and the older people on pensions can never get out of their arrears on rent. I think it is a good idea to sell these houses to the people and they can put in their own heating system and it will not cost as much as it is costing the Housing Corporation right now.

CHAIRMAN (Mr. McCallum): Are there any other questions? Could you tell me on an average per month, how much rent is collected in the community?

MS LENA CLEARY: In one month, I collect about \$7000 to \$8000.

CHAIRMAN (Mr. McCallum): That is \$7000 to \$8000 out of 61 units. That money goes back to the Housing Corporation, it does not go to the association for maintenance?

MS LENA CLEARY: No, it does not go to the association. When I first started working, I was told that the money that is collected for rent goes back to the housing association in the operating grant that we get every month.

CHAIRMAN (Mr. McCallum): How much of an operating grant do you get in a year?

MS LENA CLEARY: In a months time I get about \$15,000 to \$20,000.

CHAIRMAN (Mr. McCallum): That amount pays the salaries of three maintenance people...

MS LENA CLEARY: No. This is just to maintain the houses, the fuel and power.

CHAIRMAN (Mr. McCallum): How much money do you get to pay the salaries of the secretary manager and the three maintenance people?

MS LENA CLEARY: For the secretary manager it is \$18,000 but I do not get that much in a year. Last year they miscalculated and I got \$39,000 for the three employees, that was miscalculated so what they did was they took \$8000 out of my material and freight money and they put that into a maintenance salary.

CHAIRMAN (Mr. McCallum): I asked Alfred earlier how he thought the rent should be based. Does your association have any idea or suggestion as to how the rent should be based for a unit?

MS LENA CLEARY: For a unit that does not have running water it should be lower than public housing. They may make a lot of money but the food costs here is really high.

CHAIRMAN (Mr. McCallum): Let me put it this way, I do not want to put words in your mouth. Do you think there should be a basic rent for a unit and just leave it at that without having any regard to the number of people who live in the house. The house has a rental value of x dollars regardless of whether a person wants to charge their own family room and board. That should not be added on to the rent. Is that what you are saying?

MS LENA CLEARY: Yes. We have tried to set a price per month per unit but the Housing Corporation does not go for that, they take any money that is coming to them.

CHAIRMAN (Mr. McCallum): Most of the northern rentals and or the public housing would be approximately 24 by 24 or 24 by 26 -- do you know Mr. Pedersen?

MR. PEDERSEN: No, the old ones are about 720 square feet, 24 by 30 and the newer ones up to 1000 square feet like the ones here.

CHAIRMAN (Mr. McCallum): I guess what I am trying to get at is that if the rent was based on square footage at a proper amount then regardless of the number of people living in it, there would be a basic rent that would be applied to that unit. Taking into consideration the things you have said such as no running water. I get the impression that people are saying that because there are 10 people living in a house and four of them are working, the rent should not depend on the number of people who work in the house, it should depend upon a certain set rent regardless of the number of people living or working from that house. Is that the kind of thing that is being said and I am not trying to suggest how much that would be? That would be something that would have to be worked out, it could be worked out dependent upon the age of the house, the condition of the house, whether it has the basic health facilities, that is sewage and running water.

One final thing, you said there should be no more rental units in the community. What in your opinion would you do then about single people?

MS LENA CLEARY: What I meant about not building anymore rental housing was for the larger families. And another thing for the HAP program, which is good for larger families, there is a five bedroom house called a 2C, but they will not give that to Fort Franklin because they say it is too expensive.

CHAIRMAN (Mr. McCallum): Who says that?

MS LENA CLEARY: The Housing Corporation. So we never got that this year.

CHAIRMAN (Mr. McCallum): Did you hear that verbally or were you told in a letter that Fort Franklin could not get four and five bedroom units?

MS LENA CLEARY: We were told that we were not allowed to choose the 2C's because it cost too much. The freight and material cost too much to get in. I feel that that type of housing would have been good for our community.

CHAIRMAN (Mr. McCallum): Mr. T'Seleie.

MR. T'SELEIE: You were telling us about someone who had worked for the housing association for 13 years and yet he was still making under \$10 an hour. I wonder if you could tell us what benefits the housing maintenance people get?

MS LENA CLEARY: We never got any benefits up until last year. Last year was the first time the housing association employees received benefits and that was their way paid to Edmonton and return.

MR. T'SELEIE: Sam wants to know if a maintenance man does not want to go to Edmonton does he still it paid for that trip.

MS LENA CLEARY: Yes. They can take a trip or go on the land, they still get that amount.

MR. T'SELEIE: Is that the only benefit that maintenance people get?

MS LENA CLEARY: That is our first one and our only one.

MR. T'SELEIE: Maintenance people then do not get things like housing allowance?

MS LENA CLEARY: We do get that now, this just started last year, if a person has his own house he gets \$7500 a year, which is \$625 per month. Those are the only two benefits that the Housing Corporation offers to their employees. Right now there is only one employee of the housing association that owns his own house and he gets that \$625 a month.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Lena, I guess most of the people that are living in rental houses now, some of them could be working steady and some of them could not be working steady but for the people that are paying rent now and do have a steady job, do you think they should be paying the same type of rent every year for say the next 10 years, and the depreciation of the house goes down and people are still paying the same rent. Do you think that is fair or do you think they should lower the rent slowly depending on the age of the house?

MS LENA CLEARY: I do not think that is fair that is why when we had the private meeting I said that the northern rentals should be up for sale because when we went around and looked at them you can see that they are not worth that much.

CHAIRMAN (Mr. McCallum): Any further questions of Lena? Thank you very kindly, Lena. Are there other people who would like to make comments?

MS CECILIA BATON: My name is Cecilia Baton. I agree with the people concerned about rent especially telling your children they have to pay rent because they are working. I do not feel it is right to collect rent from your children and my reason is that there is hardly any employment in Fort Franklin. The only employment you can get is from Norman Wells and this is usually just for the summer and when our children do work they usually just make enough for things like an outboard motor or maybe a boat.

In the future if the government plans to build more housing they should look at the size of the families and the annual income first. The reason I mention income is because earlier today Rose said there is 16 people living in a three bedroom house and there is only one out of the 16 bringing in an income. The rent bill piles up because this poor guy has to buy groceries and other things.

I would also like to see the housing association people inspect the houses before anybody moves in because when we first moved into our rental house, when we turned the lights on in the living room the bedroom lights go on. It was a real headache and we had to fight a long time before they fixed it. Also after they rehabed the houses it was so dark in them that we had to have the lights on all the time, even in the summer and the housing association expect us to cut down on our power but it is almost impossible to do this.

I think there should be housing for single parents because right now a lot of single parents are living with their parents. These new parents need space and privacy too.

Also I think when they build new houses they should not build them so close together. The reason I am saying this is because sometimes if you have children that might want to play music and if you have old people living next door to me, the old people complain which they probably should but we just do not have any privacy with the houses being so close together. So the next time they bring houses into Franklin, the government should ask what the community wants rather than just come in and do what they want.

Alfred mentioned why should rent have to be paid even when the house is empty and people are in the bush and I agree with him because most people do not have jobs and they depend on trapping. When people go trapping they move their whole family, nobody stays in the house. This usually cuts down the power and no fuel or water is delivered. I just do not understand why trappers still have to pay \$42 a month. That is all I have to say.

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CHAIRMAN (Mr. McCallum): Thank you, Cecilia. Are there questions of Cecilia? Mr. Gargan.

MR. GARGAN: Thank you Mr. Chairman. Do you think it is fair for people living in these rental houses to be paying full rent if the house is not fully maintained?

MS CECILIA BATON: If it is not fully maintained I do not think they should have to pay rent every month. Maybe some but not the full \$42 a month, there furniture is still there so maybe they should pay about \$20 a month just so they can keep their furniture there. For trappers to pay \$42 a month for rent when they are not there is too much.

CHAIRMAN (Mr. McCallum): Cecilia, you are the social worker in Fort. Franklin? Is the social assistance money quite large that is paid-out in the community?

MS CECILIA BATON: The way the government is doing it is that if people are on social assistance they get \$32 for rent and the people have to pay the difference which is usually \$10 because most rents are \$42.

CHAIRMAN (Mr. McCallum): We have heard the same complaint about rehabs done especially in kitchens, about the light fixtures and it being dark all the time because there are not enough windows. If there were windows in the homes you would not have to use power now because it is light all the time, but now you still have to put the light switch on to see what is going on. We have seen that in other units in other places. I think it was in Good Hope that we saw units that were rehabed the same way. We will have to try to bring that to the attention to the Housing Corporation a little more forcibly. If they are going to do rehabs they better start using their head to think about where they place windows to allow the light and at the same time make it well sealed so in the wintertime you do not get the cold air in it.

MS CECILIA BATON: Also the rooms, the bedrooms and kitchen are really dark so I brought it up to the superintendent from Inuvik. I said I am just going to paint my house white because it is too dark in there and he said "you are not allowed to do anything in that house, not even to put nails in the walls." That is what he said.

CHAIRMAN (Mr. McCallum): Well, I know that people who do not live in the houses tend to think the houses are their own. If I were you I would go ahead and do it anyway and come hell or high water see what happens. They are not going to kick you out anyway. Mr. Pedersen?

MR. PEDERSEN: Thank you, Mr. Chairman. Cecilia, the house you live in, is it one of the houses that have been rehabed?

MS CECILIA BATON: Yes, it has been rehabed.

MR. PEDERSEN: I think this illustrates well what we have said before that there is no consultation on design and there certainly was no consultation on the design of the rehabs either, because whoever designed the partitions made a very tiny kitchen and a very tiny livingroom. It is quite true that if people in the communities had had any input into the design there certainly would have been a window in that kitchen area I am sure. Your house is one of those that has wood-like panelling on the inside?

MS CECILIA BATON: Yes.

MR. PEDERSEN: I guess that is why they do not want you to paint it.

CHAIRMAN (Mr. McCallum): If there are no other comments or questions of Cecilia, thank you very much. We appreciate your remarks.

MR. DOLPHUS TUTCHO: My name is Dolphus Tutcho. One of the concerns that I want to bring up is the board of directors for the NWT Housing Corporation. I believe they have about eight or 10 board of directors. I guess those board of directors of the Housing Corporation have been there quite a few years and they somehow do not come to Franklin. The reason I am bringing this up is because every time we have a meeting with the Housing people they always refer back to the housing board which we never see and we have no chance whatsoever to address them of our concerns. I think our concern only goes as far as the Inuvik district office and it stops right there. I do not know who is on that board of directors, but I think there should be one from every region, and enlarge the board of directors so that the concern of the people will be right with the NWT housing board. That is the only way the housing problem will be solved.

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The other thing, you asked some people how they thought the rent scale should be. People who have been up here have mentioned that the rent set by the Inuvik district office and the local housing association have no authority whatsoever. The problem is a person from the district office comes around and goes to the meeting with the board of directors from the local housing and they say "This is the way the rent should be". And that is it. If you make a lot of money, you pay a lot of money. They do not look at the economy of the whole community. I do not think they ever look at that. If they see a pipeline built right beside you they figure you make a lot of money, which is not the case. Just because there is a pipeline built right in Norman Wells, it does not mean that the community of Fort Franklin is going to make a lot of money. The economy in Franklin is very low. The only employment people have here is from the government, from the hamlet and from a few contractors that are going to be here for about eight months. That is about it. If the contractors go there will be nothing, just the people that are working for the hamlet, the government and the housing association.

These kinds of situations should be looked at when the rent is set. What can you do if you do not have money and the rent is going up? What can you do? The government is not going to come around here and say: "Here is a couple of dollars so you can pay your rent". Nobody, only you. Right now most of the people here are really in debt with the housing association. That is why when you have debts it is hard to raise your opinion against anything regarding housing. It is natural, and I hope you understand that.

This thing about Inuvik taking control of the housing association board here, it is really sad. It is the worst thing that can happen. It happened in the past with the settlement council and it did not work. When you have somebody else writing guidelines for you, you figure what are you there for? I myself, for sure, do not want to be sitting on a board just to rubber stamp somebody else's idea. I know that everybody feels that way, and it should not be that way.

Also people have mentioned the design of the housing. We as a community did not have any say from the start. They only came around and said, "Okay, we need some pads and a piece of land" and that is it. It has been pretty well over 20 years since we have been in rental houses, but it is still the same thing. They never told us anything about the design. Like Cecilia mentioned, the walls are so dark that you have to put your lights on. All those little things can add up. On top of that they raise your rent. That is pretty well all I have to say. I would like to mention one more time that the people here do not have many jobs and the way the rent scale is going up -- if there are a lot of jobs around and every family is working, people will just to it. But if you do not have much money, you do not get revenue from anything, just your regular family allowance or old age pension, what can you do?

All the things that I have mentioned should be considered regarding the rent scale, like the economy. All those things should be studied first. I know that housing will not please everybody, but these are the few things that should be considered. I would also like to mention that they do not give people alternatives. They say we will build you a house and you stay in there. Just this year some people got together and went into the SSHAG program, building their own log houses. Those people still have a lot of problems. Those kind of alternatives should really be considered. Do you want houses like down south or do you want to build your own? I know that when you build one rental house, you can build two log houses with that or maybe three. I know that people here are not lazy. If they were given that alternative I think they would have gone for it. Instead they say, "Here is a box, go live in it and then we will control the rent for you." I am sure people would like to have a say. That is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you Dolphus. Are there comments or questions? Mr. Ballantyne. Mr. Ballantyne, just before you do, I guess the girls doing the interpreting are getting a little dry. We will have to send someone out for some water. So after we ask a few questions of Dolphus maybe we could take a five or 10 minutes break, if that would be all right with the people. So, Mr. Ballantyne, if you will.

MR. BALLANTYNE: Thank you, Mr. Chairman. Your comments are very valid and very valuable to the committee. We have heard many of your concerns in every community that we have visited. You brought up an interesting point that has not been talked about very often during this trip, the board of directors of the Housing Corporation, and you are right. Everything that is done it is said that it is done because they have decided. The reality if they have no way of knowing the problems. They do not get around to the communities, so essentially they come into Yellowknife a few times a year and are briefed by the Housing Corporation and they make decisions based on that. Now the Minister, in this case Gordon Wray, chooses who are those board of directors. Do you think it might be better if each regional or tribal council for instance, picked two directors, and then in the course of the years, rotated the directors through all the communities in the region? Do

you think that would be a better way of choosing the directors than having the Minister just choosing them himself?

MR. DOLPHUS TUTCHO: Yes. The reason why I brought this up is they are really such a small group and they have so large of an area to cover. Your suggestion of choosing two from the tribal council is a pretty good idea. That way you have a board or director that lives right beside you and things would be carried out better that way. I agree with you.

CHAIRMAN (Mr. McCallum): Other comments or questions of Mr. Tutcho? Michael?

MR. ANGOTTIAURUK: Thank you, Mr. Chairman. Mike Ballantyne asked one of the questions that I was going to ask but I have a different one here. There are lots of problems with housing, mainly with the rent scale and the control of the local housing that is being carried on in the settlements or communities, we know that the rent scale is run by the Housing Corporation that do not even know what is going on in the settlement, I agree on that. My question is, since the people are paying so much rent, do you think the people would be more satisfied if they had more input towards housing, when houses should be rehabed and what types of houses people need, while applying the rent for that purpose. If the local people had more control over the housing affairs, do you think the people would be more satisfied to pay what they are paying?

MR. DOLPHUS TUTCHO: I think if it is complete control at the community level, people would have more say on what they want. If they want to go into rental housing, public housing, or they want to go into log building, they can have a say. If you bring 20 or 25 units into one community and they want log houses, I am sure the expenditure of bringing and building those rental houses could provide the whole community with decent log houses. I am sure that the people living in the public houses right now, if the local housing association gave them an alternative, I am sure they would go to decent log houses.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. The log houses that you refer to, Mr. Tutcho, I have lived up on the Arctic Coast for over 30 years. This is the first time on this trip that I have seen a log house. It is not just the first time for me. There are other Eastern Members here and I am sure you know that we do not even know what a tree looks like up there. You are very lucky to have the logs, not only to build with but to use for your fuel. I am sure that those of us from the East -- when we have a full panel there are five of us, will be very happy to support any change to a log building program. It has become obvious to me and the others not only that the log houses are excellent houses but also that they are extremely nice looking houses when people get to build them. In fact the places where they look the nicest are the places where you have a lot of rental houses to compare them with and they really stick out. We envy you a great deal that you have them.

You mentioned that the Housing Corporation failed to take the total economic picture of the community into account when they were charging rent. I think the Housing Corporation not only fails to take that into consideration, but they fail to take into consideration that housing is a very large part of the social make-up of a community. It is more than just a shelter, it should of course be a home. And when housing is inadequate, the type of houses and floor plan, the maintenance, overcrowding, whatever the problems it creates, it is not just a shelter problem, it is a health problem. It creates social hardship and tension within the family and within the community. The way people live is probably the most important single factor in any community.

We have heard in a few places we have travelled to, and by the way, we have travelled to the High Arctic and Baffin Island so far, plus this trip, a couple of comments that the reason the Housing Corporation does not take this broad view that they should be taking is because they operate as a crown corporation aside from government. They have their own board of directors. They really are not responsible to any elected person, like politicians. We are all elected persons. If those who elect us do not like what we do they boot us out next time. So they function much like Northern Transportation Company which is a crown corporation of the federal government. A couple of times we have had suggestions that maybe the Housing Corporation should become a department of the territorial government instead so there could be some political influence and control of the corporation. How would you react to such an idea? I know it is a long way to get to it, but I finally got to the question.

MR. DOLPHUS TUTCHO: I agree with you. It is a crown corporation and they pretty well do what they want. If the territorial government and the people in the communities have more control over the decisions that are made regarding housing, I think we will be one step ahead.

CHAIRMAN (Mr. McCallum): Any further comments? Well thank you very much, Dolphus. I just want to make note of one thing that you have said, and I want you to know that we do appreciate it and understand it, and I think it was a very good comment that you made. I know that people who would be in arrears to the housing association may find it very difficult to say something at a public meeting, but I want you to know that we appreciate the position that that places people in. It is very difficult to complain about something if you owe somebody money.

I just have one quick question of you and then we can break. I take it that you are saying you agree with what Lena had said, by and large no more public rental units in the community. Instead, what it costs to bring a unit in, the \$125,000 or \$150,000, plus the cost of that to the territorial government over the 30 year mortgage that they have to carry, because it is going to cost the government about a half a million dollars or more to pay for it, it would be better to give the money to a combination unit of the band, the housing association and the hamlet and let them use that money, and they could build two or three or maybe more units. Is that what you were saying, Dolphus?

MR. DOLPHUS TUTCHO: Yes. What I am saying is that at least it gives people the choice of what they want to build.

CHAIRMAN (Mr. McCallum): At the same time you would still go along with some single units though, of course?

MR. DOLPHUS TUTCHO: Yes, if people want to stay in rental units that is their choice. At least we should be given a choice. That way at the same time if you allocate so much money to the band council or the hamlet council or the housing association, you can create jobs.

CHAIRMAN (Mr. McCallum): Exactly, that is the next thing I was going to say. Then you contract with the band to supply the logs, contract somebody else in town or the band corporation to do the peeling, the sawing, use the hamlet maintenance people to help do the maintenance work that would be required, you would be able to take on more people. I know there may be other questions, but I know that the interpreters are having a difficult time unless Laura jumped out and grabbed a quick glass of water or something, but could we take about a 10 minute break here? Let say we come back and start up again at 9:45 P.M. Mashi cho.

---SHORT RECESS

I think we will call the meeting back, it is well beyond the 10 minutes we said. I would again open up the meeting to people who would like to speak of housing here in Fort Franklin. Is there anybody who would like to say something about the housing in the hamlet? Mr. Mayor.

MAYOR ISADORE YUKON: When you talk about housing I think in the future we are going to need more housing because right now it is overcrowded. You were talking about log houses but it is not that easy to get log houses. Mackenzie Valley definitely has all kinds of it, but we have not got that in Fort Franklin. We have to go a long way to get log houses. We need more rental houses, or apartment buildings for teenagers. They would probably wreck the thing overnight anyway. A man here has four growing sons staying in the same little three bedroom house. Myself I have 10 in the house. That is something we should consider too. The other people might have said something about it, but that is something that I have in mind. We should come up with everything we have in mind because we have a lot of MLAs here and they should be able to help us. Thank you.

CHAIRMAN (Mr. McCallum): Any comments to be made to the mayor, Mr. Yukon. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to ask Mr. Yukon a question. When we met in Fort Norman it was brought to our attention to encourage the contractors and builders to use more logs. I think the idea is that they are trying to come up with a package deal because there are a lot of logs around Norman. Since they are bringing in materials from the south to build homes do you like the idea of building log homes?

MAYOR ISADORE YUKON: Mr. Chairman, I just said a while ago that the people in the Mackenzie Valley have all kinds of nice big logs which we do not have here on Bear Lake and we have to go a long way to get our logs here. That is why I talked about the apartment. If we had a lot of logs here there would be no problem. A lot of people would like to have their own homes here too but there are a lot of problems getting the logs. You have to haul them by skidoos, and it is not that easy.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Yukon. Further questions? Thank you for your comments, Mr. Yukon. Anybody else?

MR. DAN PRIMA: My name is Dan Prima. I live in Yellowknife and I am living in Fort Franklin for the summer. I am an electrician and I am working on the new school. I have been involved in apprenticeship and training over the last five or six years in the North now. I have sat on a number of boards and one of the first things you tried to do in 1979 was to start programs that would train the people from the communities to construct their own homes. To me, I do not see any reason why the people are not able to build their own homes in the communities at this date except for the problems that we have been having with the Government of the Northwest Territories. I realize there are a whole new group of MLAs and I think an effort has to be made to try to train the people in the communities through the Housing Corporation. To me, that could be a major source of employment in a community. They built 10 houses here in 1980 and I do not see why there could not be four or five houses built every year and mostly done with local labour. In the case of building most stick frame housing, which is what most of the communities are building, I have worked in 25 of the communities in the Northwest Territories, and by far the vast majority of them can only use stick building.

In travelling through those 25 communities what I found with the Housing Corporation, not working for them but just watching them, was their contract procedures did not include clauses that would encourage the contractors to hire and train northerners. Very seldom would I actually see a journeyman carpenter -- maybe one on a job where they are building four or five houses -- and those are the people who are trained to train other people through the apprenticeship program. We have an added problem here too in that you have a language barrier and a cultural difference. That person who is to train people has to understand both of those situations. What I am hoping is that the Legislative Assembly will try and give some direct direction to the Housing Corporation who puts most of the money into a community in any given year toward that kind of an end.

Right now they just pretty well rely on a contract-out procedure. In the case of a contracting out to a company in the Territories, we have very little licensing or regulations as to who can come and do the contracting. I ran into three fellows who were building houses in the Delta who had never actually put together a house by themselves, but they were able to get a licence in the North and bid on these houses in one of the Delta communities and they put them all together. Not one of them was a carpenter. They were from Saskatchewan. They built a house and they had parts left over, which they burned, which were parts that were very important to the building of a house. All that stuff comes to bear later when the maintenance costs start going up and the insulation blows out of the roof and the water gets in. That, to me, goes back to the training and the qualifications of the people involved. In all my travels, the people in the communities are well able to build the houses, and I think that that direction has to be given to the Housing Corporation.

On that same line as the housing maintenance, in 1979 we proposed trying to train people in every community to work on the electrical end of it. My recommendation was that we find people who are qualified and work through the GNWT and Housing, who own most of everything in the communities, and that person trains one individual in each community. For example when they are building four or five houses that he would go in and work with a local person to teach him a trade. Now that was changed so that the people were taken from the community and given a six week course in school. They tried to do really well, but it was just too short a time and it was away from home and people were having to deal with all these different things at once and the whole program just did not work. It was a failure. I ended up resigning from one of the advisory committees I was on over that particular issue.

I still think that people in the communities, through Housing and GNWT should be directed to train and employ people in the communities. I really think that the Housing Corporation is the one that the Legislative Assembly can give that kind of direction to and that they can hire somebody in their office who can co-ordinate these things with each community. Hopefully in five or 10 years, like was said earlier, instead of spending \$150,000 or \$200,000 for one of these homes and give the money to the community and the whole process can be pretty well done in the community. To me, with respect to training, I really hope it is an area that this committee will address and try to look into. It is one thing to throw a house together but to have to keep relying on that southern contracting procedure where it does not come back to the community, and that could be a very important part of the community's economy, building five or six houses a year. It could employ 20 people, 30 people pretty well all year around. That is all I have to say, Mr. Chairman.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Prima. Mr. Ballantyne?

MR. BALLANTYNE: That is a good point. I just want to explain that we have had that concern raised in just about every community that we have been in, that the Housing Corporation has not provided nearly enough training for people to be able to do that. I think Dan's comment that in the future we would like to see each community having the expertise to build their own houses, he is right because there will always be houses built in the North and it can be a very important part of the economy for each community. Like I said, it has been raised in every community and I can assure the people here that we will be looking into that and finding ways to facilitate that.

CHAIRMAN (Mr. McCallum): Thank you. Are there further comments. Mr. T'Seleie.

MR. T'SELEIE: Your idea is a good idea. You are saying that every year the corporation is spending, for example in Fort Franklin, \$150,000 for a house, and on top of that the costs of fuel, electricity might be another \$1000 a month for the life of the building, and on top of that there is the cost of the Housing Corporation borrowing money from CMHC in Ottawa to build this place. Some of the figures we have heard thrown around, in some places will end up costing \$400,000 by the time all the costs are figured out. I really do not know how long the corporation was planning to continue operating under those kinds of arrangements. One of the things that this committee for sure has to address are the costs. I guess I am asking you what is the way out of this? Do we continue just saying "Give us more housing" and never mind the cost? For sure cost has to be a factor. I just wonder how you would answer something like that.

MR. DAN PRIMA: Well, I guess to try and make this a little clearer, in my perspective the only things that the Housing Corporation provide are the money to build the home and the expertise. The land belongs to the community and the money, now, belongs to the community. People in the communities are understanding that they have a right to have a home and the government has a commitment to provide the people in the communities with homes. The only thing the Housing Corporation was set up to provide was the expertise to get the houses built. In my eyes, to solve a lot of problems and what I said when I started, was that I do not understand why in 1984 most of the communities are not building most of the houses themselves. That expertise is what the Housing Corporation is saying they are providing. They are going to build a house and then we are going to charge you rent for building it, and we are going to maintain it.

In the last number of years the programs have started up. The oil burner mechanic has started up so there is somebody who can fix furnaces in a lot of the communities. And they have housing maintenance programs that people in the communities are able to do now. They are well aware of how to fix most of the house. I am not saying that they could not use some additional training on that or even money, but those are the only things that the Housing Corporation is providing.

You do not have to convince me that the communities need a lot more training or that the people need to know how to build a house. One of the best carpenters I know is Dene. The example I brought up is that the company that came up from down south and built those houses in the Delta, they made a lot of mistakes that they covered up and they had hardly ever built a house before. And yet when you go to the Housing Corporation they imply -- I am not saying that they say this, but they imply -- we just cannot give you the money because you do not know how to build a house. To me that is the key. Through my training I can build my own house, so I have that from top to bottom, but I do not have a piece of land so I have a different type of problem. I think that that is what the Housing Corporation does and I think that is the way to eventually get rid of the Housing Corporation, so that people are responsible for their own housing. I am not saying government should not be involved. You people should always be watching and be aware.

CHAIRMAN (Mr. McCallum): Sam?

MR. GARGAN: Thank you, Mr. Chairman. Dan, I guess one of the questions you asked was with regard to contractors. Most of the time the contractors that do come into the communities are from the outside, so I guess they really do not put their heart into the construction of the building itself. Once the house is completed they get somebody from the NWT Housing Corporation to come down and if they are satisfied with the building then the contract is completed and they close the agreement. Another thing I am hearing from you is that there should be some preconditions put in these contracts so that they do hire local labour or train them. The other thing is it would be up to the people at the local level to be satisfied that the job is completed and it is to their satisfaction, rather than someone else from outside the community coming in to say that it is okay. Another thing is that the communities are protected, that any future faults in the building would have to be repaired by the contractor that did it at their own expense, sort of thing.

It might be that the contractors coming in would have to make damned sure that they do a damned good job or else they might be losing money.

MR. DAN PRIMA: Well, what I am saying is that the mistakes I have seen made, I would just as soon see the mistakes being made by the people in the community at this stage. To the point of getting a well built house, if I am in town and I am working in Fort Providence on your house or your brother's house or your cousin's house and you are working with me, and you know a bit about what is going on, you take a little pride in your work. You know that this board should go there, etc. and that adds to the quality of the house. In a lot of cases that is what you end up dealing with a year down the road. For example, in Fort Providence, there was one house built where they ran out of plywood for the side, to put on the outside, so instead of putting plywood they just put the siding on when nobody was there, and they spent years figuring out why it was costing them at least twice as much to heat that house as one exactly like it, until they finally took the siding off and found no plywood there, and the insulation gets wet.

MR. GARGAN: So the comments that you have made, in the final analysis, the Housing Corporation should be there only as a funding agency and designate the moneys to the associations at the local level and they in turn designate how the money should be spent, whether it be for rehab or for building a new house or something like that.

MR. DAN PRIMA: I agree with you but I would not go so far as to say Housing Corporation should do that. I would say the Government of the Northwest Territories should do that.

CHAIRMAN (Mr. McCallum): Further questions? Mrs. Lawrence.

MRS. LAWRENCE: I guess we are very aware of the mistakes that have been made by the government and from people coming from the South. This is why we are here. I do not think we should take the time going into details about the training programs that should exist when our time is so limited, and there are so many people here who would like to state their concerns. I would just like to make a suggestion to you, Dan, if you have any ideas of how to go about the contracting and training, we would be very happy to receive your submission to the special committee. Thank you for your concern and we will put that in our recommendations as well. Masi cho.

CHAIRMAN (Mr. McCallum): Are there any further comments or questions? Thank you, Mr. Prima. Are there further comments anyone would like to make about housing in the community? We are here to hear your concerns about housing in the community, some of the things that you think should be done and how you think that we could help you get those. The concerns that you have about housing are the things that we would like to hear as we make a report to the rest of the Assembly.

MR. LEON MODESTE: My name is Leon Modeste and I would like to say something. These housing association people here today are -- four times in a row, once in Yellowknife, here in Franklin, there are a board of directors. Also Inuvik and Yellowknife and probably in Ottawa, there are a lot of bosses and they probably do not do the same thing, so of now where we are living the bosses it would be nice if they would take things into their own hands because they are the ones that live in the town and know what is happening. For instance, people in Inuvik come down here for two or three days and they really do not know how we live so for us that live here we would like to take things into our own hands so that when we build our rental houses we will know exactly what is happening.

I think it is very good to have these people here on the housing committee. We have talked a lot about housing and even though our ideas are good, this is where it stays. If we were our own bosses we would not be in the situation we are in now. Our debts are very high now and the bosses up in other areas are scared to speak because they have their own bosses to look up to.

So you people that are listening to our ideas and speaking for us later on, we are all working together and hopefully that is the way it will stay. These houses that are being worked on, the ones Dan was talking about, if they put up houses in other communities or in the South, they put it where they want to put it but for us if we want our homes put in a certain place, we have no say. It would be nice if we could have a say in where we want our homes built. Cecilia Baton mentioned that the homes are too close together -- maybe if there is a fire in one home it could spread very quickly.

When we first had rental houses, we were told the only thing we had to pay was two dollars. But now it keeps going higher and higher, there are too many people living in one house, the price of food is very high and we cannot keep up with the high rents. We will always be poor. Skidoos, boats and things we would like to buy, what are we going to buy them with?

Now they are saying that people should build their own homes which I think is very true. People that work for themselves will do a good job but if they have a boss that tells them what to do it probably will not be as good. These moneys that are allocated to them to build their own homes I feel people will probably build a very nice home for themselves and also for the future of their children. If we just let things be they will keep doing what they want to do without asking us.

My wife is the chairperson for the local housing and that is why I am speaking. I would really like her to be chairperson more and become a great chief. That is all I have to say, thank you.

CHAIRMAN (Mr. McCallum): I am not too sure if we can help you make her a good chief.

---Laughter

I just want to ask one question before the Members. You say that when the public housing comes in that the community has no say where it will be placed. Does the hamlet not control where certain buildings go in the community?

CHIEF ISADORE YUKON: They have surveyed to build rental and public housing. One of these days they plan to put in a utilidor and that is the reason the houses are built so close together. We have Commissioner's lots here and DIAND lots here and it is all mixed up. So, I think what Leo is trying to say is that if he wants to build his house right here but he can't do it because they have to go through the hamlet to get a lot that is available from them.

CHAIRMAN (Mr. McCallum): When you say "They won't let him", who do you mean by "they"? Is it the Housing Corporation, is it the Department of Local Government? Who is it?

MR. LEON MODESTE: (Translation) I do not really know if it is the government or Housing saying that. We would like the local authorities to decide where houses should be built. You are going to be carrying our ideas back with you so if the people could build their homes where they want them would be nice.

CHAIRMAN (Mr. McCallum): Thank you, Leo. Are there any questions of Mr. Modeste? Mrs. Lawrence.

MRS. LAWRENCE: I just want to make a comment to Mr. Modeste. I am only sorry that I live far away from his wife, otherwise I would encourage her to sit up here with me because I am the only woman travelling with this committee as a Member of the Legislative Assembly. If she keeps getting involved with different committees she just may be sitting up here next time instead of one of these men. Mashi.

---Laughter

CHAIRMAN (Mr. McCallum): I am afraid that maybe Mr. T'Selefe would like to rebut some of those statements. I would just like to say that she has never had it so good. She has her own harem.

MR. T'SELEIE: (Translation) What Leo said about the people distributing houses telling you you only had to pay two dollars for rent but now in Fort Good Hope and Fort Norman, they told them the same thing too. People that have been telling us that our ideas sounds like one story. That is all I would like to say.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I just wanted to go a bit further on what Leo Modeste stated and that is that the way the housing association now operates in the community is that the district office tells the association you are going to be getting five houses, you select the lots where they are going to be put and it is only after the houses are built that the people are actually given the house. So they really do not have any say on the kind of lot the house is on.

CHAIRMAN (Mr. McCallum): Thank you. Chief Kodakin.

CHIEF GEORGE KODAKIN: (Translation) The price of rent that you are talking about is very high. I feel the people that are living here in Franklin have to live with the high price of everything but as of now down in the Great Bear area, we really live in the bush. We are an isolated community and the only way things come in is by plane. Employment is very low. Old age pensions and family allowance is about all that comes in and now the band council have a contract with Esso Resources so that helps a bit. But as of October it will be shutting down and then where are we going to get jobs? Where is the money going to be coming from to pay our rent?

For us here, the only route for money is by hunting and trapping and this is what we depend on. The housing authority people, government people, when they make a law, every two days they keep changing and making new laws. For us people, it is not like that. If we make a law, we stick by it until the day we die. That is the kind of people we have and the kind of law we live by. At the beginning when we got the houses it would cost us two dollars and we thought that was low but now it has been broken and the price of our rent keeps going up. Maybe you people can help with lowering the rent but if you cannot then maybe you can help with the cost of freight for food that comes in to reduce prices. A dozen eggs costs us four or five dollars and that is the way we have always had to live but yet they still keep raising the rent. A lot of the people here are hesitant to speak up because they have large debts for rent but I think we all feel the same way about our rent. I hope that you people can help us in some way. Thank you.

CHAIRMAN (Mr. McCallum): Are there any comments? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I agree with what Chief Kodakin is saying. For example, in my own community, we do have a road so the price of food is not as high as places like Fort Franklin where things have to be barged in or brought in by air. I believe, Mr. Chairman, that the rent scale, if and when it is implemented should be based on the economy of the community, the geographical area that the communities are in, the cost of living factor would be another way of assessing rent and also the type of community in each area. For example, Fort Franklin would probably be considered a residential area where most of the people do seasonal activities which is either hunting in the wintertime and then returning to the community when the children have to attend school. All these factors should be considered when a new rent scale is put into place.

Right now in the Northwest Territories, the rent scale is based on the income of everybody. It does not matter if you are in Fort Smith or Inuvik, everybody pays the same type of rent, even though things may cost more in Inuvik than in Fort Smith. All those factors should be considered when they are assessing rent. Thank you, Mr. Chairman.

CHAIRMAN (Mr. McCallum): Any further comments?

MR. PAUL BATON: My name is Paul Baton and I am from Fort Franklin. I will talk in Slavey. (Translation) I have been sitting here observing people and we have all been talking about the future. I feel good about us talking about our problems. People that sit on the local housing association are elected bodies and they should look at them as bosses and listen to them as bosses. In the past years we have talked about it a lot but nothing has changed. Things are going up like fuel, water, electricity and it looks like we are not going to be going back.

For people that are building their own log homes and getting money that is coming in for that, I would like to question you about that.

CHAIRMAN (Mr. McCallum): I am not too sure that we have very many answers for you if you ask us questions but go ahead and we will see.

MR. PAUL BATON: (Translation) These people that want to build their own houses, it would be very nice if you could help them with the money to build these homes. We have talked about it a lot of times but to this day, nothing has happened. It seems like nobody is listening to anybody. People that go out in the bush for two or three months, their house is empty, no water is being delivered, no lights are on, and they do not remove the sewage, yet their rent stays the same. I do not think this is right.

We are not all going to build log houses but it would be nice if you would look at the price of rents. It would be nice if the old age pensioners that have to pay \$30 or \$40 did not have to pay such a high rent. If people were given money to build their own log houses they would feel better knowing that they are living in their own homes but living in rental homes we do not feel we have the right to do what we want with our houses because they are rented.

CHAIRMAN (Mr. McCallum): Any questions or comments? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Just to comment on what you are saying, in the past, before 1972, most of the Dene people in the Northwest Territories were used to building their own houses. The community would get together and help build a home for whoever needed it. Since 1972 we are in a situation where rental houses came in, the government started giving us free houses, free fuel, free everything -- they spoiled us rotten. I am not saying that it is the government's fault, it was not meant to hurt the people but it is coming to the point where people like yourself are starting to come out and talk and we are the ones here to listen to you.

We cannot make things right right now but maybe we can make things right for our children and our children's children. We cannot take only the Dene's point of view into consideration, we also have to take the government and the white people's point of view too. If we could sort of balance it then that is probably the best way of approaching it. I am happy to hear that people like you are coming out and voicing your opinions because this is the only way we will be able to shape something for the future. Mashi.

CHAIRMAN (Mr. McCallum): Thank you.

MR. PAUL BATON: (Translation) Like I was saying, the log houses that they are building now, we would like you to help us build them and if it is our own homes, it will be good for our wives and our children. These rental homes are not ours so if something happens to us if our children do not have any money, it is hard for them to pay rent. If the government can help us build our own homes that would be very nice, we could get our own wood that is no problem, that is the way we use to live. We are not white people, we are Dene people.

CHAIRMAN (Mr. McCallum): Thank you again for your comments. Those are the things that we will be talking about as Mr. Gargan says, and maybe we can get some kind of changes made for people, if we can, for people who are living now as well as for people of the future. Everybody has the right to live a life in dignity and to get what should be theirs without ruining their own lifestyle and that is the kind of thing that we will try to address quickly when we make recommendations in November.

For the young people and their children who will come along later, we are going to have to spend a greater amount of time in trying to develop recommendations that will change government policies for those people in the future. But the things that we can do to help the elders, who have spent many years providing for their own people, I think we believe that they are deserving of a better way as well. That is what we will attempt to do, whether we are successful or not will depend upon how strong we can make the recommendations to government and how much input we get from people as we go to different communities. So I thank you for your comments and giving us your ideas on how things should change.

MR. DOLPHUS MCKENSO: Mashi cho. My name is Dolphus McKenzie. (Translation) Thank you very much for your guys being here. I am the guy that has worked for the association for 13 years.

In 1980 they built 10 houses which are really terrible. They are not in very good condition. Because the houses that these contractors work on do not own the houses they do not seem to do a good job. When they put tiles on the floor it should be done by someone that knows how to put tiles down. When plywood is put on the houses it is suppose to be glued between the wall and plywood -- when they put the flooring down, nails are put in about eight inches apart and this is not right. A lot of people say there are leaks in the houses because they have not put tarps underneath the roofing. We also have water leaking inside on the walls. The contractors when they work on the houses they are always in a hurry.

In 1969 they built 12 houses and I worked with them. When we work we do not even have a coffee break but they are always in a hurry. When I worked with them, I worked very hard. Sometimes I worked for 10 hours without a coffee break. The contractors are not doing a good job at building our houses and people complain after they move in. The 12 houses that were built are now being renovated and even after they fix them up they are still not right and they also left a mess with tar or something all over the floors. There should always be a foreman or somebody working with them so that they would make sure that they do a good job.

When they build houses they always put heavy stuff on one side like the watertank, oil tank and that is why the houses are always lopsided. When they fix the houses I do not know if they are going to do a good job. We have had trouble with the windows and doors in just about all the houses and this is why people complain that their houses are cold.

I have worked for housing for 13 years and I know all that has been going on in that time and I know that the contractors building and repairing houses do not do a good job. I am the one that goes out and does the repairs after a contractor was supposed to have done them. That is all I have to say right now.

CHAIRMAN (Mr. McCallum): Thank you, Mr. McKenzie. Are there comments or questions Members of the committee would like to ask? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mr. McKenzie, if it is any consolation to you, we MLAs have worked very hard too but we are probably getting less pay than you. One question I have is, do you think it is fair for the people that are renting these houses to be paying full rent if the houses are not maintained to its fullest?

MR. DOLPHUS MCKENZO: (Translation) Maybe just a quarter. 25 cents for rent. What Sam has said is right.

---Laughter

CHAIRMAN (Mr. McCallum): I just have one question, Mr. McKenzie. Who is doing the rehab in Fort Franklin this coming year? Is it Tulita Enterprises from Fort Norman?

MR. DOLPHUS MCKENZO: (Translation) Yes, I think so.

CHAIRMAN (Mr. McCallum): Can I ask you this question then. Do you think that the local Band, the corporation or the Hamlet or you and your other two people from the maintenance staff of the association, could do the rehabs? And if you could do it, why are you not doing it?

MR. DOLPHUS MCKENZO: (Translation) No one has ever asked us.

CHAIRMAN (Mr. McCallum): Did you ask them?

MR. DOLPHUS MCKENZO: (Translation) No.

CHAIRMAN (Mr. McCallum): With the kind of expertise that you have and I know that Albert is a Journeyman now from Thebacha College, the hamlet has good maintenance people and the Band has a development corporation now. I would think that you should not let those kinds of opportunities go by, you should tell the Housing Corporation that you want to do the maintenance and the rehab here because you people are smart enough to do it. You have had 13 years experience in the association plus working with the housing, you have people who are trained as journeymen carpenters to do the work. So, I guess what I am saying to you is that if there is rehab work to be done next year in Fort Franklin that you tell the Housing Corporation you can do it. Everybody in town get together and do it. That would mean more jobs and bring more money into the community.

I do not expect that you answer that, it is a comment that I made to you. I would thank you very much for your comments to us. If there are no further questions of Mr. McKenzie, again thank you.

MR. DOLPHUS MCKENZO: (Translation) I would like to say one more thing. When they have training, do they put the money down for them? The Dene people want to work.

CHAIRMAN (Mr. McCallum): Thank you. Lena.

MS LENA CLEARY: There are a couple of things that I left out when I was here the first time and that is the economic rent has increased too and also the HAP program. If a person is living in rental housing and they want to apply for HAP program, they will not allow a person to apply if they have arrears. They should have it that it applies to the people with arrears too because once they get into the HAP program they can gradually pay up their arrears.

Also the income that we take from people, we use the gross amount and we should be using the net amount. Is there anyway that you, the MLAs, can try to give the people a clean start with their arrears. This was brought up at several meetings that I attended with the people because they were told before that they did not have to pay if they did not have the money. This was misunderstood by the people.

When a person wants to move into rental housing they have to give up their private homes. And I do not think the Housing Corporation should do this. They should have left the private homes with the people that own them.

Another thing is the housing employees do not get overtime pay. There is a lot of times that they have to work overtime. That is about all I have to say.

CHAIRMAN (Mr. McCallum): Lena, you have mentioned three or four things. The HAP grant that cannot be in arrears and rental housing to be there. That is a suggestion that you have made to us and we will have to consider. Another one is that if somebody is in arrears whether we can do anything about having the government write it off or the government tell the Housing Corporation to write off those arrears. That is again something that we will have to discuss. The question about employee benefits is a tough question. If we were to take your earlier suggestion that the employees of the housing association, if the association becomes a committee as it were of the hamlet, then these employees would then be employees of the hamlet therefore they would get the same benefits as employees of the Hamlet but that is a suggestion that we are going to have to look at and make a recommendation on.

You have said that the Housing Corporation should not have moved people from their original homes into rental housing. I think that was done prior to the housing association coming into existence because it did not come into existence until 1974. And this was done many years prior to that as has been said. The federal government were responsible and I am not too sure whether we can go back to the federal government and say they have done the wrong thing and now do something better. In a lot of cases, people do not have their original homes to go back to because they have been bulldozed down, burned or destroyed in some manner. The question arises as we look around the communities, whether in fact we should not be making some recommendation to the Housing Corporation not to do rehabs because the rehab money on the houses is very expensive. You know yourself it runs \$55,000 to \$75,000. You are putting that much money into a "shelter" when in point of fact what you are ending up with after putting \$75,000 of rehab into an older home, you are still ending up with an older home that is more expensive and a little more crowded depending on how the rehab and retrofit and everything else is done. We look at this and wonder if we are doing the right thing. Maybe we should leave those homes as they are and have the individual, especially the northern rentals, sell them to the individuals and use the money we are putting on rehabs to give as a grant to people so we can get a few log houses in the community.

Those are some of things that we have to deal with as a committee on housing. We realize that something is wrong with housing and we will take your comments and the comments we have heard in all the communities and try to come up with a good recommendation. It will not be easy for us to do all these things. We will not satisfy everybody but if we get some people satisfied in the communities I think after listening to the suggestions that you give us that we will have done what you are asking us to do.

MS LENA CLEARY: In other words, do not put our hopes up too high.

CHAIRMAN (Mr. McCallum): No. I am not suggesting that you do not put your hopes up, but do not think that we are going to be able to solve all the problems quickly. We think that we can do some things quickly but other things are going to take some time to go through because we have another 25 communities to go to.

I would like to simply say to you, the chief, the mayor, the housing association and to your MLA, Mr. T'Seleie how pleased that we, as a committee, are to come into the community of Fort Franklin and meet with you. We have been made aware of your many problems. We have been able to see what the young people in town have been able to do by working together to put up the new HAP log houses and they are working together. And that speaks well for the people of this community.

It is always a pleasure to go into communities where you get such a large turnout of people who may not always talk to us and voice their concerns but at least we get a good cross-section of people to tell us what is going on. We enjoy the hospitality you have shown us to come into your very nice community and hamlet, Mr. Mayor. And we hope that we would be able to do something to help people in this community, as we would like to help people in every community. I am not trying to cut anybody off if there are others who would like to speak but I want to indicate to you that we take our job very seriously. We are not here on a tour of the Northwest Territories. It takes a lot of time for us, we have our own responsibilities in our own constituencies, we have our own families. We have been away once for two weeks and we will be away this time for 11 or 12 days.

What I am saying on behalf of the committee is that we are here to do a job for the people of the Northwest Territories. We want to be able to help people get a home, help people believe that they will get a home and would have the hopes of getting something done. I would once again like to thank you for allowing us to come here. Are there other Members who would like to comment? Mr. Ballantyne.

MR. BALLANTYNE: I would also like to thank the people of Fort Franklin for inviting us. I would also like to give a special thanks to your MLA, John T'Seleie. John was elected last November, as were seven of the people here. Seven of us are new MLAs and we are learning the job and this has been a tremendous opportunity for us to travel together to the communities. John has worked very hard on your behalf in the Assembly. He has brought your concerns forward to us and in the future when he talks about Fort Franklin since we have been here, we will understand the problems much better and we will be able to support John in what he is trying to do for you in this community. So, thank you very much and it has been a great learning experience for me and I know for the other Members of the committee. Thank you.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Mashi cho. I would just like to say that I was very amazed with the big communities that Mr. T'Seleie is covering. I have only two big communities to cover and I am finding it very hard to visit these communities as often as I would like because of the commitment we made to sit on this Special Committee on Housing.

Because we have now been into Mr. T'Seleie's area, the next time we are sitting in the Legislative Assembly, if he should request anything for his community, he will get my support because I now know what he is talking about and he also needs your support. Again I would like to thank everyone and I am happy I had the chance to meet a lot of you people. Mashi.

CHAIRMAN (Mr. McCallum): Thank you.

MAYOR ISADORE YUKON: Mr. Chairman, we have given you our comments about housing and everything is in your hands now. This is the first time we have had seven MLAs here so I hope you make a strong recommendation to improve things for us. It is too bad that you people are not staying overnight because we have a lake full of trout here and you should have gone fishing. Thank you again, Mr. Chairman.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Mayor, I appreciate that. There are those who would like to stay but we have to leave to get to Tuktoyaktuk.

Before I leave, I would like to single out some people here to thank them. First of all to Lena Cleary for her help in taking us around town and obviously for the assistance she gave us. The meal at the hotel was great again as it has been. I would also like to express our thanks to Judy Tutcho and to Laura. Judy for coming out and helping us with the translation tonight. And again with Laura, I am going to try to twist her arm to keep coming with us but I understand that this is the last session Laura will be with us and I want to indicate to them that we would not have been able to go through our meetings without the assistance of both girls. That is not to take anything away from our always present Malli and Erica who help us and to Chris in helping us get going.

Again thank you for coming out and everybody that has made a contribution here tonight in putting forth their comments, they are of extreme value to us in making our recommendations to the Assembly.

MAYOR ISADORE YUKON: Chief George Kodakin had to leave but he asked me to convey his thanks for visiting us.

---ADJOURNMENT

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SPECIAL COMMITTEE ON HOUSINGHOUSING ASSOCIATION OF TUKTOYAKTUK, JULY 13, 1984

CHAIRMAN (Mr. McCallum): We are here to hear what you people have to say about housing. We will have a public meeting later on that Mr. Pudluk will chair. We have been in the Baffin, the High Arctic and this past week we have been to Good Hope, Colville Lake, Fort Norman and Fort Franklin. We have met with the housing association people in other communities usually before we have the regular meeting and then some things that are said can be taken up again during the regular meeting.

We have translation that is available from English to Inuktitut for our Inuit Members and what we normally do now is just hear what you people have to say about housing in general.

The other thing is that we record everything that is said so you are going to have to speak into the microphones and when you do come up to speak if you would identify yourself so we will have it on record. We will now start the meeting.

MS VINCENZA DE BONIS: I am Vincenza De Bonis and I am the Secretary Manager for the Tuk Housing Association and I would just like to mention before we begin this brief that the board met earlier this week to prepare this brief and this is a collection of all the comments that have been made by all the board members.

On behalf of the board of directors of the Tuktoyaktuk Housing Association, I would like to welcome you tonight to Tuktoyaktuk. It is our intent tonight to present to you a few of the housing needs that we have identified in our community. As a board of directors of the housing association, we have had the unique opportunity of grappling with housing problems as tenants and as directors. We feel our working relationship with the tenants and the HMT Housing Corporation facilitates us with a good overview of the housing needs and problems in Tuktoyaktuk.

Issues we will address tonight will be the present rental scale and collection of rent, tenant caused damages, construction and design, provision of essential services, future housing needs, our relationship with the hamlet office, our relationship with the Housing Corporation and finally, home-ownership. We will also attempt to present a few recommendations on how to deal with these diverse issues.

At this time, the present rental scale is based solely on the family income. The tenant's assessments are based on 25 per cent of the income of the head of the household and adjustments are made accordingly to the family size and the unit. Assessments do not reflect the conditions of the unit. We have northern rental units and public housing units in Tuktoyaktuk. Some units are in very poor condition. The 1984 need study indicated that units had a condition rating as low as 17 and an average of the community was found to be approximately 60. Our rental scale having a separate maximums for northern rental units and public housing units with adjustments made proportionate to the condition rating of the unit is considered to be desirable by the board. We would also like to see the amount of the family size rental adjustment reflect the present cost of living.

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Non-payment of rent is a chronic problem of the association that we must deal with. Many of the tenants have several hundred dollars and sometimes thousands of dollars in rental arrears. The Tuktoyaktuk Housing Association's total arrears are close to \$200,000. This is a serious problem for the board. Recently we implemented a rental arrears collection policy, however, it is too soon to evaluate its success. These high arrears limit our ability to request funds for various repair programs, construction of new units and most important, it limits our input into decision making power we may have with the Housing Corporation.

Our community has a high incidence of tenant caused damage to the units. This is also a chronic problem that we must contend with. The reoccurring damages common in Tuktoyaktuk are broken windows, doors, walls and cupboards. The implications of these damages are many, they cause higher fuel and power costs, higher maintenance costs, the general condition of the unit deteriorates and it may be a health and safety hazard to the tenants in the home. These are only a few of the obvious effects of tenant caused damages. The board has addressed this issue many times. We recognize that social problems directly contribute to the amount of tenant caused damages. We are now initiating the development of a tenant workshop to be presented to the community to address this serious problem as well as addressing payments of rent.

The environmental conditions in the North are severe and not conducive to poorly designed homes. This is a chronic problem as well. We have found that many of the designs of our units may be ideal for the South but are inappropriate and inefficient for this extreme climate we experience in the North. These poorly designed units are built at high cost to the taxpayer and continually impose a strain on our maintenance budget. In addition to poor designs, we have to cope with the use of poor quality materials. A few examples are, sand is used for foundations rather than gravel, the interior and exterior walls are of poor quality. Walls, floors and ceilings have inferior materials and therefore the durability of the units is very poor.

Perhaps one of the greatest inefficiencies we have noted with quality and designs is the water and sewage systems installed in the units. It is an annual occurrence to have units freeze up in the winter. The potential health hazards to the tenants is apparent, not to mention the high cost of repairs for frozen water and sewage systems. What are some of our alternatives to these problems? The practice of awarding tenders to the lowest bidder is understandable as public funds are used to construct the homes, however, a policy should be in place whereby a contractor who has inadequately built units in the past may not be awarded a tender in the future. This would seem not only practical, but also make sound business sense when one considers the high cost of maintaining poorly built units. The private sector would certainly not tolerate such inadequacies. Public funds are used, therefore, particular attention should be made to the quality and designs of the homes in the North to ensure taxpayers dollars are being used wisely.

We would like to have a greater input into the decisions involving construction, design and inspection of new units. We have lived here all our lives and understand what provisions and considerations must be made in construction for the environment we live in.

We mention problems with water and sewage designs in the homes, however, design is not always the problem. In Tuktoyaktuk, our water should be delivered and sewage pumped out on a regular basis. This does not occur. Many of our tenants have had to wait two or three days for water delivery, though they persistently have requested delivery. When the sewage is not pumped out regularly, the tanks fill up and sometimes freeze-ups occur because of full tanks. These are essential services and should be carried out efficiently to ensure the sound health of the tenants living in the homes.

Tuktoyaktuk has experienced a great population growth in the past few years. The impact of this increase is far reaching as it pertains to the housing the effect has been a severe shortage of housing. Many young families must continue to live in their parent's homes because other accommodations are not available. The social, health and emotional problems created by overcrowded conditions are many. More homes are needed for these young families.

The sometimes volatile social problems of members of Tuktoyaktuk are often cited in the media. This is a complex issue and we do not wish to address it today as this is not the mandate of this committee. However, we would like to offer that the lack of adequate housing in Tuktoyaktuk can only enhance the many problems that this community has. We are mindful that land is not readily available in Tuktoyaktuk and funding is limited for the construction of new units.

MS VINCENZA DE BONIS: We have not thought of alternatives yet. I can say that at this point, our first notices have been very successful. Most people have come into the office or notified the housing association and have begun to pay toward their arrears. We have had to send out a few demand notices for rent but we have not gotten to the point yet where we are visiting those tenants before the third notice is sent.

CHAIRMAN (Mr. McCallum): Are there any further questions? The amount you say is approximately \$200,000. Has this been going on for some time, or is this recent? Are the arrears over a long period of time? What has been the rate of collection over the last year or so? Has it improved, has it maintained, obviously you have 135 units, you have \$200,000, you are getting close to \$1500 to \$1800 on an average of arrears on 135 units. Somebody must owe a lot more than \$1500 to \$1800. What is the average rent of a unit?

MS VINCENZA DE BONIS: There is high unemployment here in Tuk, so many of the units go for \$32 a month, which is the unemployed rate. I cannot give you an average right now but I could send it on to the committee. From what I understand from looking over the books, our arrears have maintained. They have not gotten worse or better, except for the last two or three months since this collection policy has been implemented. The arrears have accumulated over many years, some go as far back as 1970. We know that we cannot collect rent for more than seven years but that is as far back as some of the arrears go.

CHAIRMAN (Mr. McCallum): How many people are there on the maintenance staff?

MS VINCENZA DE BONIS: Right now, we have two full time maintenance workers. We are presently in the process of hiring a third full time person and also a summer helper.

CHAIRMAN (Mr. McCallum): Those two people do the maintenance work for 129 houses and six senior citizen units? Is that correct?

MS VINCENZA DE BONIS: No. The maintenance for the senior citizens units is contracted out. This has been agreed upon with the Inuit Non-Profit Housing Corporation. Our maintenance people take care of all the Housing Corporation units, which is 129 units. As I said we are in the process of hiring but we do need more maintenance men.

CHAIRMAN (Mr. McCallum): How are you going to pay the extra help you will be hiring?

MS VINCENZA DE BONIS: We have been allocated a budget for four full time maintenance people for 1984.

CHAIRMAN (Mr. McCallum): You mentioned as well that water delivery and sewage pumpout was slow. Is that a Hamlet responsibility? Have you talked to the hamlet about this?

MS VINCENZA DE BONIS: Delivery is two or three times a week depending on the size of the units and the tanks. The hamlet has contracted out the sewage and water contracts and we have spoken to the Hamlet of the problems we have experienced with the contractor.

CHAIRMAN (Mr. McCallum): Of the 129 units, how many units have been rehabed over the last year or two?

MR. JOEY CARPENTER: About 30 units have been rehabbed in the last three years.

CHAIRMAN (Mr. McCallum): On a final note before I ask anybody else. You say the income ceiling is too high for your rental scale. You talked about an income ceiling on a rental scale.

MS VINCENZA DE BONIS: No. What we had hoped to say is that, not so much that the income ceiling is too high but basing your rental assessments solely on income does not seem to be a fair system. That there should be some consideration to the condition of the unit you are renting and some consideration as to whether you are renting a northern rental or public housing. At this point, those things are not taken into consideration.

CHAIRMAN (Mr. McCallum): But given the arrears, does it much matter.

MS VINCENZA DE BONIS: Yes, because where is the incentive to pay your rent when your house is in poor condition.

CHAIRMAN (Mr. McCallum): What would you suggest as a fairer rental scale?

MS VINCENZA DE BONIS: At this point the rental scale is fair. If it could be prorated with the condition rate. For example, condition ratings are done on the homes annually. If for example, the condition rating of your house is 20, then your rental scale would be adjusted according to that 20 that your condition rating is. If your home is 100, then you would be paying the maximum in your rental scale.

CHAIRMAN (Mr. McCallum): Are there any further questions? Sam.

MR. GARGAN: Thank you, Mr. Chairman. In a lot of the communities we have travelled to, sometimes the tenants were very reluctant to make presentations to this committee because they were scared of the landlords. I am just thinking that \$200,000 is a lot of money in arrears. Do you think it would be good if there was just a total write-off on those arrears and start something new?

MS VINCENZA DE BONIS: On a very personal basis, I do not think I am in any position to answer that because we cannot write-off arrears. You could ask the board what their feeling is.

MR. GARGAN: You were talking about the rental scale and I guess it should be based on the economy itself, the geographical location, the cost of living factor, the type of community and also the cost of maintaining a house. It would be a fairer scale than the present scale that they are using which is based on the total income. There is a lot of seasonal work here. Do the oil companies hire locally?

MS VINCENZA DE BONIS: They do, but again that is seasonal work because summer is the busy time for the oil companies.

MR. GARGAN: In the rent scale it says hunting and trapping is part of the income. Do you think it is fair for people to be paying rent for income outside the community. You know, when you go out on the land in a skidoo you have to buy gas and essentials. Those poor guys are out there killing themselves trying to make a living and then going back to a community, the incentive is not there.

MS VINCENZA DE BONIS: At this time, very few people that make a living on hunting and trapping are assessed as being employed. There is a couple of reasons for that. Mainly, because it is hard to assess what the income of the person would be when they are hunting and trapping because it is not a salary. Secondly, for the reason that you mention, that they are going outside of the community to work.

I just want to mention when you were saying about maintaining the house. When I mentioned the ceiling of income for maintaining houses that it does not reflect the present cost of living. I was referring solely to the applications for home-ownership. I understand that for the R and R homes the ceiling is \$30,000 per family and the board feels very strongly that that is too low when you consider the cost of maintaining your house and the cost of living in Tuk.

MR. GARGAN: I notice quite a bit of rehab houses being done and I also notice a lot of other houses in very poor condition, how does the association decide who gets the rehab program and what do you think about the programs. Do you think that the money should be under your control and your decision how the rehab money should be utilized?

MS VINCENZA DE BONIS: I have not been involved in any decision making for the rehabs, so I think it would be fair to have a board member answer that.

A SPEAKER (Male): Up to now, the decision to rehab certain units has been made in the Inuvik district office.

MR. GARGAN: What do you think of the rehabing?

A SPEAKER (Male): I think every house in Tuk should be rehabed.

CHAIRMAN (Mr. McCallum): I guess we are getting a little bit behind time. We said that we would start the public meeting at 7:30 and it is now 7:45. Could we ask that if Members of the board of directors would want to speak again at the public meeting, would you feel free at speaking up at that time?

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

TUKTOYAKTUK, JULY 13, 1984

CHAIRMAN (Mr. Pudluk): I would like to thank all of you for coming out to the meeting. I am sure you will have some concerns that you wish to state.

Before I go on, I would like to introduce our committee. We are all elected Members for the NWT. My name is Ludy Pudluk and I am from the High Arctic. On my left is Arnold McCallum from Fort Smith, we are both co-chairmen of this committee. Next is Eliza Lawrence for Tu Nedhe; Elijah Erkloo for Foxe Basin; Michael Angottitauruq for Kitikmeot East. On my right is Sam Garqan for Deh Cho; John T'Selele for Sahtu; and Mike Ballantyne for Yellowknife North.

I would also like to introduce the interpreters, Malli Curley from Frobisher Bay; Erica Nutararadluk from Yellowknife; Robert Kaptana from Holman; and Agnes Rufus from Tuk. Our co-ordinator is Penny Aumond.

The Special Committee on Housing consists of eight elected MLAs and four alternates appointed by the Legislative Assembly in February 1984 to investigate the concerns of the people in the communities about housing. The special committee will also review the operation of the NWT Housing Corporation.

We would like to thank the hamlet council for their invitation to have this Special Committee on Housing visit and hold public hearings. Over the next six months about 40 communities will be visited. The NWT Housing Corporation will also be reviewed by the committee and an interim report will be tabled at the Legislative Assembly this fall. The final report will contain recommendations based on the community hearings and the NWTHC review. It is to go to the communities and those recommendations are to make improvements in housing at the community level.

The community hearings are the first step in finding out what the people would like to see happen with housing. It will not be possible to make any promises about what the committee will be able to do. The committee has to consider the housing solution throughout the NWT and look at where the money would come from for any changes it might suggest. The committee has a responsibility to make sure that the recommendations it makes are realistic and positive, recommendations that would self-act at least some of the problems that we are now dealing with. Therefore, we welcome your suggestions for improvement and encourage you to share your views with us.

If you would like to speak, please step up to the microphone and state your name for the record. Everything that is said here is recorded and later on there will be a transcript available. The transcript will be sent to the NWT Housing Corporation and also to the housing association in the communities. We set up this committee to see what the people think about the housing, on the Housing Corporation level down to the community level.

I have been an MLA since 1975 and I have been trying to deal with the Housing Corporation since then. It is very hard for one person to deal with the Housing Corporation. Last winter during the session, I introduced the motion to set up this committee. All the MLAs supported me in this motion. The committee was set up and now we are travelling to the communities. So far we have visited 16 communities since the beginning of June and there is 25 more communities to visit before the fall session in November.

We are proud of ourselves right now because the people in the communities seem to be very concerned about the housing. We are not working for the Housing Corporation. We are not working for the government. We are working for you people, and we will bring your concerns to the Housing Corporation in Yellowknife. I will now ask the other co-chairman from the West to make his opening remarks. Mr. McCallum.

MR. McCALLUM: I am not sure that I have anything further to add than what Mr. Pudluk has said, but we have been getting turnouts in the communities, both in the West and in the East. We are here to hear your concerns about the delivery, the supply, the allocation or who should be getting housing in the North. We are here to listen and discuss what you have to say about rental scales, and listen to suggestions that you make as to how things could be better. We cannot tell you now, how they will become better but we will take everything that you say together with everything that has been said by other people in other communities, we then will sit down to try to do things. There may be some things we can do fairly quickly because we are not only concerned with people who will be coming along but we are concerned about people and their problems now. We think that there are some things that we can possibly do to try to have the government change some of their policies and the policies of their Housing Corporation. Things that are going to require a lot of research work into it, they will have to occur at a later time.

The people that we have talked to in other areas have given us suggestions and we have made note of those, and they have been very good suggestions. We are hoping that tonight we will get the same kind of comments from you about how you feel about it, what you think is wrong with housing, how you think things should change, because we are not going to tell you how they should be, you are going to tell us what you think.

I know that you have met many government people over the years, but dollars to donuts you have never been able to see that there are eight MLAs here at one time. You may see a Minister or your own MLA and somebody else, but here you have one-third of the total Legislature of the Northwest Territories for the first time in Tuktoyaktuk and what you say to us we will take what you say to heart very seriously and that should give you some confidence to say something to us. I know as well that a great number of you live in rental units and you may have some reluctance or if you like, fear of saying something, but as we have told people in other communities you should not be afraid to speak your mind. That is why we are having this open public meeting, to hear what you say, because if we do not hear it from you we will not know what is wrong with housing in Tuk. I look forward to a good meeting tonight and hearing those kinds of things. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you, Arnold. Do we have anymore opening remarks from the Members? Eliza.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say thank you to the people of Tuktoyaktuk for inviting us to have this meeting. We really need your views and concerns so that we can make recommendations to the Legislative Assembly. We are not government people and we are not working for the Housing Corporation. We are elected people.

In the other communities some people felt that they could not say what they wanted to. They were a little afraid to say anything because they might have owed money for housing and if they said anything they were afraid they might get thrown out of their house. Of if they were working for the association, they were afraid that they might get fired if they expressed their views and concerns. I would just like you to know that that will not happen if you speak about your concerns and problems that you are having. And, I would like to encourage everyone to speak up about the problems and concerns that you are encountering at this time. Mashi cho.

CHAIRMAN (Mr. Pudluk): Thank you. Any further opening remarks from the committee? None, okay then, I will ask anybody from the audience to come forward and speak their views.

MR. CALVIN POKIAK: Thank you, Mr. Chairman. My name is Calvin Pokiak and I am the mayor of Tuktoyaktuk. It is a pleasure to welcome you to our community. I would like to acknowledge the Legislative Assembly on forming such a committee to travel and listen to people's concerns regarding housing in the Northwest Territories. I believe, Mr. Chairman, that you and your colleagues will sit down and consider all the problems and come to decisions that will be presented to the Legislative Assembly for their approval.

As I am a private home-owner, this is my personal opinion on housing. As you should be aware, Tuktoyaktuk is a fairly heavily impacted community with three oil companies plus the contractors. Since 1976, when Dome Petroleum entered the Beaufort exploration activities, our population averaged about 750. Now, 1984 statistics gives us about 950. This does not include the families of our relatives in our community who either moved to Tuk or come during the operational season. This growth gives us an average of about 25 per cent with just short eight years. From these statistics, Mr. Chairman, it can be clearly stated that with such impacts, there comes social and housing problems.

Housing in the Northwest Territories is a big problem and one that is hard to resolve. With the rate of growth in each community it is understandable that such a problem should occur. Here are some of the pros and cons that I see:

The pros: The rent. It all depends on the people's salary. They are offered three or four bedroom houses now and they have running water and sewage pumpout. The houses are built on pilings now and they have maintenance repairs. And also the new setup they have is option to purchase.

The cons: The number one problem you probably hear all over is overcrowding. The houses that are being built on the lots are not very big lots. Private home-owners, like myself, would like to see grants or something for purchasing material, the cost of the freight and the option of either gravel pads or pilings. The houses that they have nowadays, that are coming up for option to purchase is that they are not the way the people would like them to be. They do not have a say in how they would like their house to be built. And the lack of responsibility of rent payers.

Mr. Chairman, these are just some of the concerns and problems in housing. I am sure that you will be hearing more of these concerns. So, I would like to say thank you for listening to me and if you have questions I will be glad to answer them.

CHAIRMAN (Mr. Pudluk): Thank you. Are there any questions from the special committee? Mike.

MR. BALLANTYNE: I would like to ask Calvin a question. The idea has been brought up in a few of the communities that because of the fact that the housing association is now directly responsible to the Housing Corporation, it has a very limited mandate, very little power and very limited financial resources. It is very difficult at times, because it does not have enough power, to carry out the sort of things that it wants to do. A suggestion was made that the housing association might be stronger if it was directly accountable to the hamlet council and in that way I think you would have the expertise, financial resources of the hamlet council, working together with the housing association, perhaps as a committee of council dealing with the Housing Corporation. Do you think that that idea has any merit or have you even looked at it at this point in time?

MR. CALVIN POKIAK: The best I could tell you right now is that I will have to sit down with my council to discuss this and see if we can arrange that if it is possible.

CHAIRMAN (Mr. Pudluk): Thank you. Any further questions? Arnold.

MR. McCALLUM: Mr. Mayor, how do you feel about rental scales. Is it a fair scale?

MR. CALVIN POKIAK: As a private home-owner, it is very hard for me to give a fair answer. I think it should be asked of someone that is renting.

MR. McCALLUM: Maybe you are the wrong person ask what your opinion is of it, but do you think that a rental scheme based on the salaries of the people who occupy the home is a correct basis? Do you think rents should be based on the number of people in the house who are wage-earners?

MR. CALVIN POKIAK: I can respond by saying that if I were in such a home, a rental scale such as that would not affect me as long as I am able to work and I have the money to pay for it, provided that if I should be left without a job, that it is an option for me to report to the housing association and say "Can you cut back my rent a little bit because I am out of work". The idea that they have now I do not really see anything wrong with it because in a community such as this, rent dues should not be hard to pay.

MR. McCALLUM: Thank you. One further question. You talked about the size of lots that are available in the hamlet for prospective private ownership or for public housing. What is an adequate size lot in your mind as the mayor of the hamlet?

MR. CALVIN POKIAK: I would not know except that with the fire regulations that they have now, it is very hard for a person staying in territorial housing to be able to put anything on their lot.

CHAIRMAN (Mr. Pudluk): Thank you. Mrs. Lawrence.

MRS. LAWRENCE: I might be ignorant or not thinking right but I think Tuktoyaktuk is very lucky to have these oil companies here because in my mind it means more employment than other communities we have visited in the last few days. In some communities, there is no employment at all and people depend on trapping and hunting and it is very limited. And when the husband and wife are both working for very little money, the rent scale is based on both incomes at a rate of 25 per cent. In many cases they are having problems keeping up with the rent because they also have other expenses and this is when they fall behind with the rent. When the rent scale was set, the people were not consulted. They set it and we have to follow it. Is that a fair way of doing it?

MR. CALVIN POKIAK: I just wish that I was one of those people paying because then I could give you a really honest to goodness to heart answer.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mr. Mayor, in the Northwest Territories there are so many units allocated for all of the NWT and it seems to me that for the communities that have a good housing board or maybe a good MLA representing them, they seem to get these housing units. Sometimes one community could probably go without houses for as long as five years because they are not politically motivated to do so, and so, they are to a disadvantage. My question to you, Mr. Mayor, I believe it is about 58 units allocated in the NWT, how do you think that these 58 units should be allocated to the communities? What kind of a formula could be used to allocate these units?

MR. CALVIN POKIAK: I would use the formula that the NWT housing association is using right now and that is if my community receives eight houses this year then we will have to wait our turn for more housing.

MR. GARGAN: Thank you, Mr. Mayor. The chairman just informed me that there is approximately 215 units that goes into about 72 centres, communities, cities or hamlets. So, there is quite a bit, maybe about two to a community or something like that. I feel that to have any kind of incentive for the community to look forward to these houses, it could probably be based on the population basis. For example, for every 100 people they should get one house. Would that be a fair way of doing it?

MR. CALVIN POKIAK: I agree with you there but you would have all the other communities crying about it.

CHAIRMAN (Mr. Pudluk): Thank you. Any further questions? Thank you, Mr. Mayor for coming up and if you have further questions or comments later on, please do not hesitate to come up again. Would anybody else like to speak?

MR. RALPH KIMIKSANA: My name is Ralph Kimiksana. I will be talking for a few minutes to you people that are listening. I came in 1966 and have been working for white people. Here the people in Tuk -- although they never talk, although there are many of us that are poor today. What I want to talk about today is regarding the rent for housing. I know that when you do not have a job it is very difficult to pay rent. The people are waiting for the land claims settlement to come through but nobody knows when that will be. In 1966 I came to Tuk to work on the Dewline and since last year I have had a hard time finding a job.

CHAIRMAN (Mr. Pudluk): Are there any questions from the special committee? Thank you. Mr. Jacobson.

MR. JIMMY JACOBSON: Thank you, Mr. Chairman. I was just thinking about the arrears of about \$200,000 you were talking about. In 1960 I went to Ottawa when so many Eskimo's were dying of TB. It used to cost the government hundreds of thousand dollars. When I went to Ottawa I asked for housing and was the first man that spent one month and asked for housing for the natives in the North. Ever since then we have never seen hardly any people dying off of TB.

A lot of us have been hurt, the way we started. I was hurt -- I was moved four times. The first place when I bought Stan Peppers house which was a store. Finally Northern Affairs came and told me to move away or they would burn the place down. So I got a Cat and moved that place away. I moved it where the old community hall was going to be built. When I moved it there they came again and told me to move it because they were going to build a community hall. So I moved it again -- I was so dumb I just kept moving. Finally from there I moved where the fire hall was going to be. Again they told me to move. So I finally bought the house that belonged to the chief of Tuk. I

I kept going out into the country to trap and then they came and said that my house was right in the middle of the road, so they told me to move and I did not. So what they did was they sold me that house and the lot for \$25. After they did that they tried to give me back the \$25 but I did not take it. So then they told me I had to move the house -- I didn't, instead I went out into the bush. They told me they would give me a \$16,000 home or \$4000 in cash, so I asked my wife what we were going to take and she said to take the house. Today we have never received a \$16,000 home or the \$4000.

When we came back from trapping in the hush at Christmastime they were knocking down my house, my dogs house, my stage, my ice house, they knocked down everything. After they knocked down everything they had a little match box house ready for me. They had tore down our house with a cat and left all of our belongings under a little tarp. We had no more home and they had put us in a little match box house. My wife and I have seven children and they went and put us in a little match box house. I don't think that that is a very nice thing for the government to do, knocking down your house. My wife and I have been waiting for the \$16,000 house since 1962 and have not gotten it yet. By waiting for this \$16,000 home and lot I went \$4000 in the hole. So what they did was they cut my power off and my fuel because it was costing me over \$800 a month then and that was more than I could afford.

Finally what I did was I phoned Yellowknife and said that I wanted to take them to court because they owed me \$16,000 house and a lot. The housing bosses and Nellie Cournoyea came from Yellowknife -- there was about six or seven of them and I gave them all supper. They told me if you pay \$167 a month you would have no arrears left. So what I did was I paid \$200 a month for one year and I am still in arrears. I am working for housing right now, I am one of the housing bosses and I am still in arrears. What I want to know is where is that \$16,000 home and lot after 20 years and after moving me four times. That is what the government does to natives that don't know any better and who don't know how to read and write. I think that I should still get that \$16,000 house. At that time a \$16,000 house would be like a \$60,000 home today. I still expect it and I am not going to give up on this matter because the government never kept up to their side of the bargain.

I still think I should go through the courts because I still have the papers. I think a lot of us Eskimo's have gotten dirty deals from the government. They say they are trying to help us but it sure doesn't seem like that. I don't think that you people should be crying about the \$200,000 in arrears, because if it wasn't for that money there would be a hell of a lot of people dead from TB. Thank you.

CHAIRMAN (Mr. Pudluk): Could you please just sit there for a few minutes. Does anyone have any questions from this committee. Mrs. Lawrence.

MRS. LAWRENCE: I would just like to make a comment to Mr. Jacobson. I guess one of our reasons to form a Special Committee on Housing is regarding problems that have been happening to you. The same thing happened in my constituency as well. People used to own their own homes at one time and when the housing moved in they promised new homes and encouraged the people to move in and pay \$2 a month and over a period of time they were going to own this home. In the meantime they tore down their homes. The same thing happened to one of my relatives. In fact they tore down two of his houses and today he has arrears and is having a hard time to keep up with the rent. Just because he didn't understand and can't read or write, but understands English he is having a lot of problems with housing and so are a lot of other people. Because of that we formed a special committee and what you are telling us is all recorded and we will make some kind of recommendations.

MR. JIMMY JACOBSON: No, this is a different deal altogether. There was only two first houses that came up in Tuk, mine and Joe Nasogaluak. Northern Affairs said that they were going to give us two new houses or cash. Joe got \$2000, he sold his house for \$2000 and bought a house for \$1000 on the Island. With me they told me they would either give me a \$16,000 home or \$4000 in cash. My wife and I decided on taking the house because we had seven children and still to this day we have not received anything, so that is a different deal altogether. This was a deal with the government and they never kept their side of it. I feel that this is very dirty. I have a witness that is still alive and I would like to see something done before he dies. I don't want the government to get the best of me.

CHAIRMAN (Mr. Pudluk): Thank you Jimmy. Are there any further comments? Before you speak could you please give us your name.

MR. CHARLIE GRUBEN: I am going to start from 1965 when the Dewline first came. I was trapping in Banksland for 10 years and I came back in 1955 and my house was gone, the Dewline knocked it down. I came back and in the last two years I got 1500 foxes and 25 polar bears in Banksland. I came back and found my house half ways in the water and all wrecked up. I couldn't do nothing. So Roy McClure, he was a policeman here, he went around and I bought a lot for \$25. A few years went by and Dick Hargrave said your lot is too close to the road. He kept telling me and I kept ignoring him because it was my own lot. So one morning about 10:00 o'clock he came with a D-4 cat, I heard a noise outside my house and said "What do you want Dick?" He said, "I am going to doze your house away." "Just a minute, I have my family inside." I grabbed my 30-6 and went out and told him to go ahead and start dozing, this is the last house you will ever doze. He backed out of there and never showed up again.

---Laughter

So that rental house built in 1971, I am still staying in it. Sometimes 17 of us stay in there. I have six boys and five girls and about 40 grandchildren. I have to share it with them sometimes. Housing is so hard to get around here. Last year I was talking to Mike Armstrong who is in Yellowknife right now I think, and I told him I was sick and tired of rental houses and that I would like my own house if possible. He said there is a \$30,000 grant that people can get if they want their own house. I just wanted to ask if I could get my own house, as I am sick and tired of burning fuel as there is a lot of wood around here, you don't have to burn fuel. I want an answer for that -- yes or no, because the house I am staying in right now is not even fit to stay in. There are snow drifts right in the porch, when it is windy -- there is no porch anyway in that house. You guys can come and check how big it is, it is number 37 if you want to come. It is up to you guys. I guess that is all I can say for now.

I forgot to tell you guys that the house I am staying in is right on that lot that I paid for and I am still paying rent on it. I don't know how Dick Hargrave -- he may have peeked in my house and took the paper, I had it hanging on the wall and I lost the paper. But Jimmy Jacobson and another person are my witnesses.

CHAIRMAN (Mr. Pudluk): Any comments or questions?

MR. JIMMY JACOBSON: Yes, I still have a lot of old papers about what has been going on, with me writing back and forth to Yellowknife and yet I never got that \$16,000 home or lot that I was supposed to get. I did not like it when they put my power up after they owed me. I want them two houses out of that lot now. They have two houses in that lot now, since they never kept their side of the deal, I want them two houses out of that lot that I used to own, I still own it. I want them moved inside of a month.

CHAIRMAN (Mr. Pudluk): Jimmy, we would like to photocopy those documents and take them with us. Thank you.

MRS. ROSIE OVAYUAK: Those houses they built in 1974. 10 of them. We moved into them in 1975, there are four bedrooms and when we moved in there was plywood broken under the tiles and everytime we walked we would bounce up -- it still has never been fixed. I know Mona knows because she is living in one of them. So every year the tiles move and we can't even shut the bedroom doors. The tiles on the ceiling fall off. Even the doors are just like paper, when you bang them they break. Now my rent scale is lower, I am off from work from the government, so they put it down and because of my husbands health, I wanted to be off for a year. Every year we have problems with the sewage tank, pipes broken under the bath tub. A few times they fixed the bathtub under there and it drains through under the floor -- you can see it from outside, draining. The pipes are broken, twice they fixed them up. It is draining from under the pipes to the sewage, now the bedroom doors cannot even shut. A few times they fixed the pilings, it was good for awhile and it was good for awhile, and every year the house shifts, there is not enough gravel.

Are they going to do these houses in the next year and the 10 rental houses? Everytime too the stove breaks out, maybe it is the wiring in the houses. Those were done by Gruben's Transport, the contractors. A few years back they had somebody from Yellowknife check the wiring because in the furnaceroom the lights keep burning out, even though we put a lot of new bulbs in. The house shifts so much it may do something to the electrical wiring. That is all I have to say.

CHAIRMAN (Mr. Pudluk): Thank you. Does anybody have a question?

MR. GARGAN: Thank you, Mr. Chairman. Rosie, with regard to the operation and maintenance of houses, do you think you should be paying full rent in a house if it is not fully maintained.

MRS. ROSIE OVAYUAK: I do not think so.

CHAIRMAN (Mr. Pudluk): Anybody else?

MR. EMMANUEL FELIX: Mr. Chairman, I am deputy mayor of the council of Tuk. I am a little concerned about services cut-off, especially in the wintertime if the services are cut off. I know that the housing association has the policy that if anybody cannot pay rent or are too far in arrears, they always cut off the services. It is a health hazard when the power is cut off, especially with the sewage tanks. I guess they are saving money. But they are spending money in another department. There is a problem with this. I know the houses built in the 70's, the septic tanks are a little too small for large families. Overnight sometimes a big family can fill up that tank overflows and it freezes, there is no where else to go except into the bathroom or tubs. We have had a lot of problem with these houses. I am now a private home-owner. The houses built last year, I never heard anybody complain about them, I guess they are a little better.

I was the one in the 70's, to service these houses. Sometimes a big family would fill up the tank overnight and it would freeze and you couldn't do nothing unless they thawed out the pipe. So when they are full they would start overflowing into the tub, it was a health hazard. So I think that policy of cutting off power will have to be changed and looked at closely.

CHAIRMAN (Mr. Pudluk): Mrs. Lawrence.

MRS. LAWRENCE: Mr. Felix, you said that the service was cut off. What do you do in that case? Do you still live in that house or do you move somewhere else?

MR. EMMANUEL FELIX: If it happened to be cut off in the wintertime there is no place to go. When these small tanks start overflowing into the ground, it is a health hazard there.

CHAIRMAN (Mr. Pudluk): Any further questions or comments?

MRS. LAURA LUCAS: (Translation) I had a log house in the 1960's. They took my house down and took me to a new house, then I wanted to move and then in the 60's when we moved we thought they would have all sorts of furniture. This is the understanding that we had. Nowadays the house is still not finished, since the house was built in 1982. I still do not have running water and I do not have a washing machine. Also the dog house I had, my father told me I should keep it and they tore it down without even asking me. Sometimes I cannot even work myself. And when they were cutting off my power I was afraid. I found out it was kind of fearsome when they are doing this over the wintertime. My health is not too good, maybe if it was good it would have been different. That is what I wanted you to find out. Thank you.

MRS. PERSIS GRUBEN: (Translation) I am tired of living in a crowded home. When children are small they can sleep anywhere but as they grow a two bedroom house is too small and they are still living in it. Last year they rehabed my house. When they rehabed the house they just put a floor over the old floor. When they did the ceiling they just put one over the other and it is still cold. During the winter when you wash the floor it freezes as you wash it. We live in an outpost camp and when we come back the pipes are all frozen. All the pipes bust and everything froze in the house. When people ask for a house they never hear back about it.

When we moved to the house there was absolutely nothing in the house. We had to buy all the stuff ourselves. As we grow old we ask for a house. We have been living in this house for a long time we would now like a new house.

CHAIRMAN (Mr. Pudluk): Mr. Nasogaluak.

MR. JOE NASOGALUAK: (Translation) I forgot to say that I have been living in my house for five years. It is not built good, the wind comes through it.

CHAIRMAN (Mr. Pudluk): Before you speak be sure to say your name. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Can I get Persis. Could the people who are making a statement just sit there for awhile because we may want to ask some questions of them.

You are living in one of the older houses that has been repaired. A lot of the rehab houses in every community we have gone to so far -- they have the steel siding and funny looking windows. Do you have to keep your lights on all the time now?

MRS. PERSIS GRUBEN: There was some Plexiglas windows put in some time ago that they were going to change but never have changed them. There is no power, no lights -- there must be a short some place because some of the lights are out.

MR. GARGAN: Would you rather be living in a low rental house or on the home-ownership program, where the government gives you so much money to build your own house.

MRS. PERSIS GRUBEN: I don't care as long as it is big enough. My main concern is a bigger house.

MR. GARGAN: Thank you.

CHAIRMAN (Mr. Pudluk): Anybody else?

MR. JOE NASOGALUAK: (Translation) I am the old guy from here. We know that when people get old they lose their mind. I have lived in my house for quite some time. My house is quite big. The housing association tried to move me but I have never moved and I think of my children and they come sometimes and they move around a lot. Many of my children are not wealthy.

I have a concern about the toilet. When it gets cold -- the pipes are so skinny and they just freeze up. When that happens it overflows and the house fills with odour. I know that is from the pipes because it is so skinny. They do not even dig to the ground and fix it well. The toilets are getting worse and when it gets cold, it does not help. When a guy from the housing association comes they say they will fix it but they do not. Last summer I even bawled him out and told him to fix it. Nothing has been done. Maybe it is not done very well. I know a lot of the people have the same situation but they do not speak out. I know when I started using that house, it has been the same situation.

We have been paying the rent from our old pension for the past 10 years. I know that the two windows are broken. Somebody hit it with something and it broke. The other window, I broke it myself. Sometimes the wind comes in but it cannot be helped. I know if it is not too much of a problem I usually fix it myself. I don't drink in my home and break things, because I do not drink myself. I know some of the young people have drinking problems and they spoil their houses. That is how they spoil them -- by drinking too much. I know that all the sewages should be looked at, that is what the health department and the nurses have said.

CHAIRMAN (Mr. Pudluk): Any more questions?

MR. JIMMY JACOBSON: I would like to see when people get their power cut off, I would like to see them get about two days notice in the wintertime. In that two days time they might get a chance to haul wood and get a woodstove put in. What I do not like is when you owe the government, they keep writing you letters, and if they have a way of taking your money they will take it. This year they took \$67,000 away from me in the last 15 months, I never saw a penny of it. I got a \$9000 penalty to boot. They sure know how to take it out of me when I owe them, but they still owe me for that lot and they forgot to pay me. In 15 months, if I did not know how to carve, if I had no bone to carve with, I would have had a hell of a time paying \$200 a month in my rent. It is a good thing I know how to carve. The \$67,000 they took off me, I did not even see it, it did not even go to the bank. They took it right out of the company I was working for -- Canmar. They didn't say, "Jimmy, you have money in the bank or you have money in Canmar coming", they just took it. That is what the government does but they don't know how to pay you. That makes an Eskimo mad. They don't even ask to see if you have enough bread for the next day.

I paid \$67,000 in 15 months. And not long ago that in 1981 they found another \$8000. I asked my accountant and he said I would have enough to pay it. So it shows how dirty the government is, but when they owe an Eskimo they try to get away with it, but when you owe them they sure know how to get at you.

CHAIRMAN (Mr. Pudluk): Thank you, Jimmy. Anybody have a question?

MRS. LUCY COCKNEY: I am here to talk about the R and R's. We applied for an R and R, rural and remote housing, and then Inuvik phoned us and told us they are not sure if we are going to get one because we are making a little too much. But the rent I am paying -- we want to buy our own house. We want something to own for ourselves and for our children, when we are gone. We want to leave something with them. We applied for something and just because we are making a little too much they say we might not get it. But the rent we are paying in the house we are in -- we will never own that house and we would like to own something. I would like to know why that is.

CHAIRMAN (Mr. Pudluk): Any questions or comments?

MR. McCALLUM: Do you live in a northern rental or public housing?

MRS. LUCY COCKNEY: Public housing.

MR. McCALLUM: When did you apply for the rural and remote program?

MRS. LUCY COCKNEY: Not this year but the year before.

MR. McCALLUM: Do you know how many units were built here?

MRS. LUCY COCKNEY: Three.

MR. McCALLUM: Were they all sold?

MRS. LUCY COCKNEY: They are not sold yet and nobody is living in them. You have to apply to get one. There are other people who applied for them too. They are just being built right now. They are not complete yet.

CHAIRMAN (Mr. Pudluk): Thank you, Mr. Gargan.

MR. GARGAN: Mr. Chairman. Who is building those houses?

MR. McCALLUM: The Housing Corporation has a contractor to build the houses, then once they are built, you apply to buy them. The upset price is \$25,000. If you make more than \$25,000 you are not eligible to buy them.

MRS. LUCY COCKNEY: I do not think that is fair. Where else are you going to buy a house when you want to own your own house? The cost of living here in Tuk is so much, if you get one of those houses you have to pay for it, pay for fuel, pay for electricity and pay your sewage, etc. You have to make more than \$25,000 to pay for that house.

MR. GARGAN: So in other words what you are saying is that the R and R houses should be designated to people who can afford to pay for fuel, etc. The other question I wanted to ask is have you ever try to apply for the HAP?

MRS. LUCY COCKNEY: Yes, we did.

MR. McCALLUM: Did you strike out?

MRS. LUCY COCKNEY: Yes, I struck out there too.

---Laughter

MR. GARGAN: That too is a different program and depending on the district office in Inuvik, they are the ones who decide. If your application is approved they send you all the supplies and you build your own place.

MRS. LUCY COCKNEY: They just wrote a letter to us and said, "Sorry, apply again." We are not going to keep applying and living in that house and paying that much.

MR. GARGAN: Do you think public houses should be put up for sale?

MRS. LUCY COCKNEY: I do not want to buy where I am, I do not like the location.

MR. GARGAN: Do you think it is fair, especially if two people are working in one household, that they should both be paying rent based on their income or should the rent be based on the salary of the head of household only.

MRS. LUCY COCKNEY: Let's put it this way. Your son and your daughters earn their own money. They have to earn to make their money -- you can't take that away. They are just young and they are trying. They will start paying their rent in their own house someday. You don't have to start them that young.

MR. GARGAN: I agree with you.

MRS. LUCY COCKNEY: Besides some of them are going to school. They are trying to make their money for when they go to Inuvik for school. I do not think that is fair.

MR. GARGAN: The NWT Housing Corporation rental scale is based on income before deductions. Do you think you should be paying rent based on your gross income or your net income?

MRS. LUCY COCKNEY: Your net income, I believe.

CHAIRMAN (Mr. Pudluk): Thank you.

MS. VINCENZA DE BONIS: I am speaking now as a tenant and not as the secretary manager. I am living in one of the new houses built in 1983 and already there are signs of bad building, bad construction and bad materials. Tiles have lifted up, there are cracks in the walls. Caulking has come apart from the sinks and bathtubs. This is a continual problem and it should be addressed as soon as possible and resolved. Poor construction just adds to our maintenance costs and poses health problems for the tenants.

I would like to make a few comments about some of the things that I have heard up to this point and perhaps clarify some things. The board of directors of the housing association decided in the winter of this year that power cut-offs would no longer be approved by the association, as well as other essential services, being fuel and water and sewage. The reason being is that does not solve the problem of rent collection, it just adds to that problem because people will have to pay for their own power, fuel and water and sewage. And after they pay all that they are certainly not able to pay for their rent. So we no longer approve those cut-offs.

MR. McCALLUM: Does the housing association make the order to cut off the power or does NCPC?

MS. VINCENZA DE BONIS: Before this policy was set through, one of the alternatives the housing association had if the tenant was not paying rent, was to ask NCPC to turn over the power bill to the tenant, and that is what I refer to as cut-offs of power.

I was just informed a few minutes ago that there were some power cut-offs today. The housing association is unaware of these cut-offs. NCPC for some reason has deemed it necessary to cut them off. When I speak of cut-offs, I mean turning over the power bill to the tenant. We no longer do that, as I said, it just doesn't solve the problems.

Another minor, but in the long run it is an expensive problem, and that is that we do not have the facilities nor the manpower to fix appliances, so if a fridge or a stove breaks down and one of our maintenance men is not able to fix it because they do not have a certificate for repairs, those appliances have to be thrown out and replaced. This seems to be quite a waste on the part of the board. We are not sure how we would address this problem. We are isolated from places and we cannot get parts, we are also isolated from people who are able to fix appliances.

Another point is, as the board of directors mentioned earlier, we favour home-ownership, encourage it, but the reality is that home-ownership is extremely expensive. There are very high fuel and power costs in Tuk. I would just like to emphasize what has been said already. The guidelines for the programs for home-ownership should reflect the high cost of owning a home. In other words the maximum for the R and R houses for example -- by the way for Tuk it is \$30,000 not \$25,000. It should not be \$30,000, it should be higher.

Finally I would like to mention about the rental scale. The housing association is very much in favour of having a rental scale proportionate to the type of unit you are living in, to the condition of the unit you are living in and to the size of the family. At this time this doesn't exist.

CHAIRMAN (Mr. Pudluk): Mr. McCallum.

MR. McCALLUM: If the R and R programs upset mortgage price was raised, to what limit would you suggest?

MS VICENZA DE BONIS: For Tuk for a family, I would suggest between \$40,000 and \$45,000.

MR. McCALLUM: In light of the cost factors that you suggested, do you think that is high enough?

MS VICENZA DE BONIS: For a family of four or five people, I think it is. If you have a family larger than four or five, no, it is not. So I guess what I am proposing is that it fluctuates according to the family size. Because obviously your costs go up when your family is larger.

MR. McCALLUM: Who does the rehab work for the housing association?

MS VICENZA DE BONIS: The actually contracting is sent out to tender whenever we get a rehab. Tenders are put out and the contract is awarded to the lowest estimate.

MR. McCALLUM: Who has been getting the contracts? Are they local people or are they from Inuvik, Yellowknife, Timbuktu, or wherever? Who has been getting them?

MS VICENZA DE BONIS: I cannot be certain about where all the contractors come from. I know we haven't had any from Tuk doing rehabs. We have contractors from Tuk doing ERP programs, which is emergency repairs programs but not the rehabs.

MR. McCALLUM: Are there not people in the community, businesses in the community capable of doing the rehab work?

MS VICENZA DE BONIS: I could not answer that, I am sorry. From what I understand right now, there is a contractor who would be able to do the rehabs, I do not know what the status was in the past. This year we haven't had any approvals of rehabs but we will be getting 10 new rehabs next year. We will see what happens then.

MR. McCALLUM: Are your maintenance people journeymen maintenance people? Do they have a ticket? Either of the two people you have on staff?

MS VICENZA DE BONIS: One of our staff people is an oil burner mechanic and the board feels very strongly that we should be moving toward that and providing training for people who do not have tickets. One of the restrictions we had with hiring people with tickets, earlier we were in the process of hiring a third maintenance man, but our budget does not allow us to pay a person with a ticket.

MR. McCALLUM: You have 26 northern rental units. Have you sold any of those units or is there a policy within the region to sell them?

MS VICENZA DE BONIS: We have sold a few of them and we encourage the northern rental tenants to take advantage of the northern rental purchase program. Recently I just found out that there has been a hold-up on this purchase program, that is being rectified and two applications that have been held up are going through now.

MR. McCALLUM: You haven't any idea what the going rate is for them?

MS VINCENZA DE BONIS: We had an estimate on one home about three months ago and that was approximately \$3000. That is for the land and the building.

MR. McCALLUM: I do not mean to monopolize this, but in the repair of small motors such as your furnace, and you have an oil burner mechanic who should be able to do that, but fridges and stoves, are there not local businesses who do small engine repairs?

MS VINCENZA DE BONIS: Not that we are aware of. We just asked for an estimate, we had six refrigerators that were not working, we asked for an estimate of what they would cost to repair, and just to get the estimate, the cost of that the estimate of what it would be to repair them was close to \$1000. We felt that was far too high. The work would not even have been done, that was just for the labour to estimate what had to be done.

MR. McCALLUM: It is a lot cheaper than buying six new fridges though.

MS VINCENZA DE BONIS: It is, but then we would have had to pay again for labour to fix them and for parts and getting parts in Tuk is difficult because we have to ship everything in and the costs are very high.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Ballantyne:

MR. BALLANTYNE: Just for the record, if you could tell us how many units are being constructed this year under the HAP program. If you could tell us how many public housing units -- are there any single housing units or rehabs in Tuk this year?

MS VINCENZA DE BONIS: We have three R and R houses constructed at this time; we have two successful applications for HAP houses, they are also going to be constructed this year; apartment buildings with eight single units in each building and one family unit in each building being constructed this year; no rehabs for this year.

MR. BALLANTYNE: Thank you. I wonder if you could tell me right now how big your waiting list is for public housing?

MS VINCENZA DE BONIS: I cannot give you an exact number but a month and a half ago we did a review of all our applications and it was a little over 50. That is 50 applicants, not 50 people, there are more people waiting for houses than there are applicants. I would also like to add to that. I found that many of our applicants have given up waiting for homes because they have been waiting so long. They have withdrawn their applications. Also it is a policy of the board that people cannot apply for housing if they have arrears. If they pay off their arrears then they can apply for new housing. Because what was found was that people were applying for housing and just carrying those arrears from one unit to another and that was just adding to our arrears.

MR. BALLANTYNE: Thank you. I don't know if you are aware of the figures but this year the Housing Corporation expects to rehab 110 units in the NWT at the cost of eight million dollars. I guess on the plus side one can say that the existing structures are not very good and they have to be fixed up. You are talking probably \$70,000 a unit. What you are doing when you are rehabing is you are not adding any new housing stock and there has been a lot of problems with the rehabs so that possibly five years from now they will have to be rehabed again. Do you think there would be any merit to the idea of cutting down rehabs and putting that money into new housing stock?

MS VINCENZA DE BONIS: That is a loaded question. I think if houses are going to be rehabed, particular care has to be taken to ensure that the rehabs are done properly so that they do not deteriorate in three or four years time and have to be rehabed again. For example our 1980 rehabs are in bad need of being rehabed again because they were done very poorly. So again we go back to what has been mentioned a few times that the construction and designs are very poor. I think that in the long run that if they were done properly initially the costs would be lower although the initial costs may be higher.

I have had suggestions that perhaps rehabs should not be done, that those homes should be torn down and new ones built, redirect that money. It is a fair suggestion. One of the problems that I have again is we are not increasing the stock, we are just replacing stock. Another problem I have with

that is are these new houses going to be better than the rehabs. Again construction and designs of the homes have to be appropriate for the environmental conditions in Tuk and that hasn't been happening.

MR. BALLANTYNE: That is a tough questions, there is a lot of pros and cons. If money was to be directed from the rehab program to new housing, there would probably have to be some arrangement made with CMHC so perhaps some of the rental housing could be put up for sale which is not possible now because of the agreement with CMHC. So it is complicated but we just wanted your ideas on it. That is all the questions I have now, Mr. Chairman.

CHAIRMAN (Mr. Pudluk): Thank you, Mr. T'Seleie.

MR. T'SELEIE: I just want to ask you about home-ownership and I wonder if you could tell me how many people in Tuk applied for the rehab program.

MS VINCENZA DE BONIS: I am only aware of the two applications that have been made this year and have been approved. I am not aware of any of the others. First of all because I just recently came to Tuk, I have been here less than six months, and secondly the applications are processed through the district office and sometimes applications are made to the district office and I am not aware of it until they have been approved.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Thank you Mr. Chairman. Ms De Bonis, in your opinion do you think the Housing Corporation district office which is in Inuvik should only be a funding agency and that the associations should be the ones responsible for getting their own architects to design the homes that are more appropriate to the community and they themselves seek contractors to build these houses and also put pre-conditions to contractors that do come in so that the community is always protected.

MS VINCENZA DE BONIS: I would like to make a few points about that. I think ultimately that that is a good goal. I also think that before that happens the associations has to be ready for those decisions that are going to be made. In other words technically prepared and informed and be able to take the responsibility financially as well for decisions that they make. I am not saying that it is not possible, I know it is, but it can't be done overnight it takes time. It is a bit difficult to say that whether it be the Housing Corporation or the Government of the NWT, whether they could be a solely funding body because who ever holds the perstringas calls the tune.

I would like the association to be able to have a greater input than they are at this time because at this time the association has no input into design or into construction or into contracting and that is not desirable, that is not acceptable. But I think there has to be a compromise where both the corporation or some type of expertise is incorporated into the decision making as well as the association who live here, who understands the needs and who understands also the environmental conditions of Tuk.

MR. GARGAN: Thank you, Ms. De Bonis. Just elaborating on your comment a bit further is that the housing association and the Housing Corporation has been in existence for the last 18 years now. Now, we would not be here if the housing association or the corporation was doing okay, and I am sure that the association is aware of the type of problems that have been created because of the ignorance on the part of the corporation. I don't think it is fair to say that people are willing to take on responsibility, I think it is long overdue. I don't really care what the district office thinks about it but I think that the people have taken enough crap from the government and it is time they started taking things into their own hands and if they make the mistake, then it is their fault.

MS VINCENZA DE BONIS: But will they be financially responsible? That is where I have the problem with it. I think the association is ready to take on that responsibility but do they have the expertise and if we do fine then we will be financially responsible. They do not have the expertise. If they don't have the expertise then I think the expertise has to come from somewhere and as I said whether it is from the Housing Corporation, or from a contractor or from the Government of the Northwest Territories, I am really not concerned about that.

MR. GARGAN: Just so that you don't discredit anyone, I think that the Inuit people have been living here a long time, they have survived on nothing. Certainly giving them a large sum of money, they would probably make it stretch a lot further than what is in existence right now. Like Mr. Ballantyne just said they are spending about \$70,000 to \$110,000 to rehab these houses. I am sure you could get a reasonable house put in place here for half that cost.

MS VINCENZA DE BONIS: I agree.

CHAIRMAN (Mr. Pudluk): Thank you. Anyone else have any comments? Thank you.

MS VINCENZA DE BONIS: Thank you.

CHAIRMAN (Mr. Pudluk): Anybody else?

MS ELLA JEAN NOGASOK: I have lived in a northern rental house since 1972. About three years ago they put a sewage tank and running water in my house. Ever since they put sewage and running water in my house I have had problems with my sewage tank freezing up. I know that my building has been shifting, especially around November. One time I had to phone my brother to come and open the door because I could not open it from the inside. That is the only door that I have in my home and what am I to do if I have a fire in my home. I am also paying a real high rent for a house that shifts, a sewage tank that freezes and sometimes your door won't even open. Also in the spring time you can see the sun shining through the cracks in the roof, and they are asking for rent increase. I have to pay it because if I don't I will be in arrears and then the next thing you know I will be kicked out like some other people. Not only in Tuk but all over in the other communities people are fighting with the housing association. Everything is so high. How do you go about buying your own house? It is another fighting battle.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have questions or comments? Mr. McCallum.

MR. McCALLUM: Why isn't the housing association able to fix those things that are wrong with the houses.

MS ELLA JEAN NOGASOK: I don't know. I think I am in a spot where the house shifts with the level of the land, especially in the winter.

MR. McCALLUM: Have they done anything with your water and sewage tanks?

MS ELLA JEAN NOGASOK: Yes, as soon as I start complaining they come and fix up everything. But for some people, even though they complain they don't get service. How much more do they have to complain before anything gets done?

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Gargan.

MR. GARGAN: Your sewage tank, your water tank and your furnace; where are they located?

MS ELLA JEAN NOGASOK: The sewage tank is outside, half in the ground. The water system is in the pantry; and the furnace is not too far from the door.

MR. GARGAN: So do you think all that weight there is causing the shifting?

MS ELLA JEAN NOGASOK: I don't know, but my house has been shifting for months.

MR. GARGAN: You also said that sometimes your door was freezing or you could not open it because of the shifting. Have they got a second door just in case the other door doesn't work?

MS ELLA JEAN NOGASOK: That is the only door I have.

MR. GARGAN: Why are they not putting in a second door? Especially if there is a fire marshal or fire inspector here, they should realize that it is a hazard to only have one door.

MS ELLA JEAN NOGASOK: At one time I know they were talking about putting in an extra door but I haven't seen it yet.

MR. GARGAN: Thank you, Ella Jean.

MS ELLA JEAN NOGASOK: Thank you very much.

CHAIRMAN (Mr. Pudluk): Thank you. are you living in the northern rental or public housing?

MS ELLA JEAN NOGASOK: Northern rental.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. McCallum.

MR McCALLUM: Are all the northern rentals one door units?

MS ELLA JEAN NOGASOK: No, not all of them, just a few.

MR. McCALLUM: Okay, thank you.

CHAIRMAN (Mr. Pudluk): Anyone else? Mr. Vince Steen.

MR. VINCE STEEN: I have been living in a rental house since 1970 and I guess I know just as well as everyone else the problems of the housing system. Over the years I have been watching the system and how it works and I have never seen such an unfair system in all my time. It seems that the harder a fellow works, the more money you pay. In other words the rent system encourages the people not to work. If you want you could live on \$32 rent a month, it used to be two dollars a month in this town, it was most ridiculous. The harder you work the more you pay; you didn't really get that much more services and if you were a fair man and you went down and you told the housing; look I have no work this month. Okay they would knock your rent down to what you could afford, but if you didn't bother to go down you would actually owe them money; and it just doesn't make sense. It is simply a man that is fair and honest and goes down and that fellow is going to pay like hell, if he doesn't bother to go down, he owes. I know people in this town that owe rent simply because they don't bother to go down and tell the guys that they didn't make no money the last month or the month before. It is just not a fair system and I don't know if you could ever come up with a fair system because you are turning the housing association's into welfare people. Instead of the welfare people dishing out welfare, in a sense you are using the housing association to do it.

Maybe you might think that I am far-fetched and what I am going to suggest is far-fetched, but I think the only simple solution to solving the problem the rent base and getting a fair system is to give everybody their house and tell them, here is your house now look after it. If you need help we have a fund system to help, if you have no job then you go to the welfare people and ask them to support you on the house. But everybody starts at a fair system, you have got the house, it is yours. You have people living in houses right now in this town where they are paying minimum rent, they don't make any obvious dollars but they make more bootlegging money than anyone else, and they don't have to declare it, they don't have to pay it.

Some of these houses are used like apartment buildings. They only have one room where everyone comes to eat, other than that they only have their own TV's in their rooms. The whole thing is like an apartment not a house. Part of that is because of shortage of houses, but a lot of it is because it is the cheapest way to do it. You have the same people running cords to next door and the housing is paying for that.

Now, you want to encourage people to own their own houses, well that is not a good way to go about it, because people can see how much you are getting for nothing and nobody wants to do anything about it. So why should I own a house. Right now I have been applying for three years to buy my own house. Everytime they fire or change the secretary manager of the housing I have to wait another year to straighten out the new guy, to get him going again. I don't even know if I want to buy my own house anymore after I can see what I can get free and how much I have to pay now or \$32 a week or get the house and pay \$1400 a month. What is the system? There has got to be some encouragement to own houses. Right now there is very little. You have got to admit that there is no just system to the rent. I would really like to see them tackle the rent thing or where it is not left on the local people to treat their own brother or own father or whatever as to who gets the house, how much you pay. That is pretty hard to ask of local people to do that. But if it was all a level system they would not have to worry about that.

At one time, and this is no B.S., at one time we applied for another house. We live in a house right now with no running water, no sewage system except for honeybucket. I am not really complaining about that after I see the problems the other guys have. One time we applied for a five bedroom house and were turned down because we made too much money. I have never heard anything so ridiculous. And yet they wanted maximum rent for those houses. I hope that -- maybe you might think that what I suggested there in giving everyone their own houses, let them start over again might seem like a long ways, but that is just about what would have to do.

CHAIRMAN (Mr. Pudluk): Mr. McCallum.

MR. McCALLUM: Well, Vince that is not as far out as it may seem to you because I think that has been bandied about. I guess it takes some prodding to the government, somebody with some intestinal fortitude or plain ordinary guts to make the decision to do it. That is to give everybody a house or sell it for a nominal amount to the individual. I guess it settles a question existing now, but there still is a shortage of housing. There still would be a shortage of housing if you sold 129 units in this town now or gave 129 units like that to the 129 people in those homes. You are still short housing. What do you suggest then? What is the next step? You have a waiting list of, I don't know about 25 people for openers, I don't know if that is right or not, let us just say it is a ball park figure. Do you then over the next few years build 25 houses, and I don't have to tell you how much it costs to put a house here. Do you then turn those new ones over for the nominal amount then too.

I don't think that the idea that you are saying is as far-fetched as far as we are concerned because I think the people would be more responsible in their own home. But I just wonder what we do to look after those that are coming on. I think one of the things that would be better, as has been suggested, to up the amount of money for rural and remote; make the home assistance program larger, that more people could get it. Those things help but I don't have any difficulty looking at the North personally, with northern rentals and saving forget it. They have already paid for themselves time and time again, they have been here for so long, not just here in Tuk but in other places. So, I don't have any difficulty in saying turn the northern rentals units over to the people, but not all the people who live in those northern rentals want the northern rentals. I just wonder what you do after you have given away the 129 for the other people who still want a house. You are going to have to build another 25 houses and they are going here at \$150,000 \$160,000 \$170,000 for a three, four bedroom house. By the time you get in in and built and everything else. So I just wonder what we do?

I was going to ask you the question of what would be a fair rental system, but you already beat me to it. You said sell them or give them away, but then that doesn't do anything for the ones down the road.

MR. VINCE STEEN: Well I already suggested that if you take the fair rental, whatever it cost the government to run those houses, you start at that. From there it is up to the guy to apply to the proper departments to get his assistance not to the Housing Corporation or housing association because they are nothing but a welfare outfit, nothing else. That is if you wanted to go into the rental system. But I think that if the government is going to stay in the rental system, obviously they are going to have to take -- the government seems to discourage private enterprises to go into the rental system.

We at one time asked Munro to come in here with a 20 apartment unit plus how many houses we asked for to handle the impact in this town. I don't know what ever happened to that program, I imagine they are still beating around in it. But what we suggest to him was that rather than the government completely and outrightly get into the rental system, they jointly with private enterprise put up this building at whatever cost and then over a certain number of years it is written off on a private enterprise, the government share, and private enterprise runs it like any normal apartment building. Then people coming in and growing up would apply for apartments and get them and use them like they would do anywhere down south. If you abuse it you are thrown out, if you don't pay rent, you are thrown out. Private enterprise could never afford what the government is doing. But somewhere you have to encourage people to work, encourage people to own their own homes. There is not too much of that right now.

MR. McCALLUM: I am not trying to put words into your mouth, you speak better for yourself and anyone else. The rental scheme now is exactly as you suggest that if you have a head of the household, male or female pays the rent and depend upon the number of people who are living in the house and who are working, your rent keeps going up. How about if there was a rent dependant upon the size of the building or house, depending upon its condition, depending upon the age of the house as it were. I am not too sure that houses depreciate, they mostly appreciate in the North.

A house that I built 15 years ago is not worth the same amount of money today as it was then. Regardless of that, I think one of the things that concerns us is to get a fair rental scheme there should be a rental -- an amount of rent for that unit, regardless of the number of people in the house who work which would be different than it is now. Because everybody who works, their salary or parts of it go toward the scale and the scale is applied depending upon what category you are in. So, I just wonder what are your comments are on that. That there is one rent for the unit, regardless of the number of people who bring money into the household. What are your feelings on that?

MR. VINCE STEEN: Well, that is basically what I am suggesting, rather than the housing association deciding what should be the price of that house, it is decided when you move in, and how you get the money it doesn't really matter the price still stays the same. If you can't afford to pay, you can't afford to pay. But if you go in debt, you go in debt fairly and squarely with the same guy. What I am getting at here is basically a man who does not have any work and he can't find any work. Fine, he goes to them and says I don't have any work this month so they knock his rent down to \$32. If he went out and tried to find some work instead of going down to the housing office he would in fact be charged that much debt. Now there are guys who are fully eligible for welfare, they deserve it, fine he gets welfare but rather than the housing writing it off, welfare office should be giving him a letter saying they are going to go good for his rent this month. Basically what I am suggesting is welfare should stay with the welfare department. Housing's business is houses. How they get their money for those houses should be -- you want to build a house you have got to have money to build a new house, or you guys will be forever begging for money from somewhere rather than the proper departments doing it. I know I am probably making a bigger burden for the welfare people but that is what they are paid for.

CHAIRMAN (Mr. Pudluk): Thank you. Any further comments or questions? Mr. Gargan.

MR. GARGAN: Mr. Chairman, I sort of agree with what you are saying about maybe just turning over the houses to the people and let them start taking that responsibility. But also just like it took the government maybe 10 years to get the people to accept these low rental houses and adjust to them. I guess that same type of adjustment has to be considered when you do. I guess the welfare system; the government system has adjusted the Inuit people to live in the conditions they are now living in. In other words, adjust them to live in hell and like it. It is going to take that much longer for the native people to readjust to be more self-reliant or self-determined. I totally agree with you that that responsibility should be given back to the people and that welfare should be responsible for people that are unable to help themselves. But there are a lot of capable bodies and there are a lot of young people if they were not getting things free they would get off their butt and start making it on their own again. We have gone through a 20 year phase where we have been spoiled rotten and I think it is going to take another 10 years to get out of that mentality, but I agree with you.

CHAIRMAN (Mr. Pudluk): Thank you. Any further comments or questions? Anybody else?

MS JEAN GRUBEN: I would like to thank all of you for coming and listening to our concerns. In the past years the housing has been improving but it has been a slow improvement. There is a lot more houses that need to be fixed but I don't think they can get anymore money so they don't fix more of them now. Some houses that they fix they fix the porch's or the roofs, they keep running out of money to fix the insides. Some houses have sewage tanks, running water and no flush toilets. I think also that some people here in Tuk are paying to much rent and others are paying too little.

Another concern is that sometimes power is cut off. I don't feel that power should be cut off, especially in the wintertime. Another problem that we have been having for years is that the sewage tanks and pipes have been freezing all winter, its been a problem for years. I hope someday they can build some utility doors, maybe that would be better. We are living in those northern low rental housing with three bedrooms and are paying very high rent, so we applied for home-ownership; three bedroom. The only thing that disappointed me was that I wish they would have let us make our own designs. This is our only problem with home-ownership.

CHAIRMAN (Mr. McCallum): Have you covered all of your points, Jean?

MS JEAN GRUBEN: Yes.

CHAIRMAN (Mr. McCallum): Are there any questions for Jean? Thank you very much Jean. I realize what you are saying, that these are the difficulties here with the housing. That is what we have been hearing from most people of the incompleteness of the rehab program, the design of the home systems program, and getting more input locally into it. All of these things have been said in other places as well and that gives us a little more strength because the more we hear of it the more we can indicate to the government that these really are in fact, not isolated problems but they are general problems across the Territories. We hear the same things in the East, we hear the same things in Fort Norman, Fort Franklin, Fort Good Hope and we undoubtedly will hear the same things when we go to visit the other 30 or more communities that we have been asked to listen to. So I would like to thank you for your comments.

MS JEAN GRUBEN: I would like to mention about paying too much rent. When we first moved to that house in 1970 or 1971 they told us that the rent would not go any higher than \$130 and today it is over \$500. So I would just like for someone to look into that because they had told us that it was going to be low rental housing.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Jean, I would just like to maybe go a little bit further than what you have said. The rehab houses that are now being repaired -- I guess the term they use is rehabilitate -- rehabilitation means to make better than what it really was. In all the communities that we have gone to and all the rehab houses that have been repaired, to make it better than it was has certainly not been working. This is something that we are probably not going to be able to resolve today, but certainly we are going to find answers to that problem, probably by November when we do meet in session. So the more people that refer to these rehab houses as being worse than what it originally was, the more stronger our recommendations will be in that area. I just want to thank you for your comments.

MS JEAN GRUBEN: Those home-ownerships, I think there should be more than only two in Tuk, they should at least give more than that because more people apply for those houses and there are only two people that have those type of houses. So if anyone knows anything about them, I think that should be looked into.

CHAIRMAN (Mr. Pudluk): Thank you. Any further comments or questions? Thank you, Jean. Anybody else?

MS LOUISE GRUBEN: I just want to ask why don't they provide woodstoves in the houses? Or else make provisions for the ones to put in a woodstove for all of the blackouts that you have around here. Not only for that but it would save you fuel -- people were self-reliant before they got rental housing, so why take that away from them all of a sudden. I think it is a good thing to have, even if you buy your own woodstove.

Also, why doesn't housing build one bedroom houses for all the young couples who don't have families. I think that they should be thinking of all the young couples, it might be cheaper.

CHAIRMAN (Mr. Pudluk): Thank you very much for that question. We might not be able to answer that question at this time but it will be directed to the Housing Corporation. I would like to indicate that we are not here to answer your questions but we will be taking your concerns to the Housing Corporation in Yellowknife and ask them why. Anybody else?

MR. JOEY CARPENTER: I would like to bring up a point on housing construction which effects the health of the people, which I believe has not been brought up before. The psychological effects of prolonged noise from furnaces and water pumps. Studies have shown that long-term effects of noise to people in houses weakens their will, they become withdrawn and their nervous system is effected and they are unable to live up to normal everyday stresses. The location of the furnaces in relation to the living areas of the house has a direct effect on the tenants because of the poor insulating qualities of the walls in the furnace room area and also from the water pump. This is all I have to say about it but I thought I would bring it up for discussion. Maybe by bringing this up they can construct the houses in the future that can eliminate the noise from furnaces and water pumps to the living areas of the houses.

CHAIRMAN (Mr. Pudluk): Mr. T'Seleie.

MR. T'SELEIE: You were saying that studies show that too much noise is not good for people. I wonder if you could give to the committee copies of the studies you are talking about for the record?

MR. JOEY CARPENTER: Okay, I first became aware of this about three years ago. I was watching a program on TV called the Fifth Estate and it was about IRA political prisoners in Northern Ireland. Whenever they got caught and the British put them into the jails, and one way that the English people get them to say what they wanted them to say was they put them into a room where some unnatural noises, prolonged noises 24 hours a day was heard. It showed that after a few days a strong minded prisoner was able to say to the jailers, anything that jailer wanted to ask him the prisoner answered. On the other side of that there was people that knew that particular prisoner before, he was a man of very strong character, strong will and these people were never the same again.

Now the construction of these houses is so poor that the furnace is on in the wintertime about 24 hours. So you can imagine the effect of noise on people in these houses. You can't talk in a normal voice in these houses, you have to always force yourself for other people to hear you.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Joey, I am glad you brought that up. Again as far as the native way of life -- the nomadic way of life of the people is out on the open land. And that was the way they flourished for thousands of years and it is quite true to what you are saying is that it does have an effect on people living in these places where their furnaces are constantly on. Not just that but it effects kids that are going to school in a closed environment. Have you ever observed that in the springtime when kids get out of school that they are very quiet, but after two months of holidays out in the open you will see how active they are. It is just their natural instinct, that native people are outdoors people. Keeping them confined to a building would certainly not be good.

CHAIRMAN (Mr. Pudluk): Does anyone else have any comments or questions? Thank you, Mr. Carpenter. Anyone else?

MS MAY ELIAS: I just want to say something about the arrears of the people that live in the housing. We know that they are northern rental houses and there are public houses. They were talking about how much arrears were in Tuk. Some of the people that live in the northern rental houses have no running water and no septic tank, while others living in the public houses have running water and are living very cheap. The ones that are living in northern rental housing and some are working but we are paying so much for rent. We heard that we were not supposed to be paying anymore than \$130 but some people are paying like the people in public housing. I suppose their rent is 25 per cent out of their income. So I guess that is why people living in the northern rental housing, their arrears went so high. We found out that if you don't work you will only pay \$32 a month, but that is taking away the pride of the Eskimo people. I think the government should be helping the people with their own home-ownership, try and help them so that they can have their own houses.

CHAIRMAN (Mr. Pudluk): Thank you. Anyone have any comments or questions? Thank you, Mary. Anybody else?

MR. JOE NASOGALUAK: I would just like to thank those people who have come. Those houses with stoves or furnaces are really good for the old people. I know that the furnaces are loud, Joey has said it right but I am thankful for them. In the warm weather the furnaces hardly go on. For the Inuit people that get these new houses and pay their rent, after their rent is paid they don't have enough money to buy their food or their clothing so it is almost like not having a job. All that person is doing is working just to pay rent because inflation is so high. I think that the people are paying way too much rent for their houses. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anyone else?

MS MINNIE STUART: I would just like to know how long you have to be living in a town before you can apply for a house? Can anyone answer that?

CHAIRMAN (Mr. Pudluk): I am sorry, we are not from the housing association. We can take that question to the Housing Corporation in Yellowknife.

MS MINNIE STUART: The reason I asked is because I came here about two and a half years ago and applied for a house and right now I am living in a house that a guy has rented to us. I have two children and a husband. I go to every housing meeting and I still have not received a house. I am living in a place with no running water, no water barrel and it has a honeybucket.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. McCallum.

MR. MCCALLUM: Have you been told why you cannot get a house?

MS MINNIE STUART: Because I did not live here for two years.

MR. MCCALLUM: You have been living here for two and a half years and you have been applying for a house from the local association and the reason why you have been refused a house is because you have not been living here for two years. I guess the question should really be asked of the local housing association who do the allocation of houses. It is the local association who should be answering your question. But it seems to me that if there are units available...

MS MINNIE STUART: I got a letter saying that the first available house that they have vacant I would get and that was two years ago. There have been a lot of vacant houses since and they still have not given me one yet. I think I have been treated unfairly by the housing association.

MR. MCCALLUM: Again, I think that you should be getting that answer from the local housing association. As Mr. Pudluk said, we can help address that question to them but we do not allocate the houses. We do not even determine how many houses are coming into the community. I think it is a question that should be given to them now and if you meet the requirements and there are units available, then I think that you should be eligible for a unit. That is my opinion. I am not on the local housing association.

CHAIRMAN (Mr. Pudluk): Thank you. Any further questions?

MR. JIMMY JACOBSON: My name is Jimmy Jacobson. I would like to say that when they are talking about rent, I think it is pretty fair rent. I think everybody is getting a pretty fair deal now because if you have to pay your power, water and lights, it will run into about \$800 a month. Some of them only have to pay around \$32 a month and that is almost a gift.

I have been living here a long time and things were going pretty wreck for the last few years. The housing was getting so darn far behind that it is hard to catch up right now but since Joey Carpenter and that lady became the boss, I notice that they are the first two people that are getting ahead in working and fixing up this town a bit. I am real proud of them since they have become the bosses and I think we have the right leaders for housing in Tuk. That is all I have to say, thank you very much.

CHAIRMAN (Mr. Pudluk): Thank you. Ms De Bonis.

MS VINCENZA DE BONIS: I would just like to make you aware that recently there has been a point system implemented by the housing association. I cannot answer to what has happened in the past other than that there did not seem to be an objective fair system for allocating houses. So we now have a point system and in this you receive points for the number in the family, for health problems, your present living accommodations, how long you have been living in Tuk, how long you have been on the waiting list and what your record of payment has been if you have had a unit with the housing association and what your house upkeep has been. I just wanted to clarify that.

When we do allocations we do not look at the names of the applicants, we look at the points. Whoever has the highest points are awarded the houses that are available. If there is a tie, that is when the board of directors has to make a decision.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. How do you go about evaluating the point system for a person that is a tenant and a person that is not a tenant?

CHAIRMAN (Mr. Pudluk): Ms De Bonis.

MS VINCENZA DE BONIS: The same point system is used. For a person that is a tenant, the particular categories that they would be included in that a person that is not a tenant would not be included in, is record of payment and house upkeep. Otherwise all other categories are the same.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: In other words it could be based on -- if a person has not got a house and a person has a house and you award it on a point system, then the person that is living in the house would definitely win over the person that has not got a house.

MS VINCENZA DE BONIS: If I understood the question correctly, someone that does not have a house or is a young couple and living in their parent's house are considered as not having accommodations, therefore under the category of present accommodations they are given the highest points for it. So in that category, they are given a priority.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? I think that is just about all for tonight. I would like to thank you very very much for coming to our meeting. Your views and concerns will be reviewed and we will make our recommendations and report it to the House in the fall. Again, thank you very much. Mr. McCallum, would you like to make closing remarks?

MR. MCCALLUM: Thank you very much. I would just like to say again on behalf of everybody here that these kinds of meetings get kind of frustrating for people who come out to say something, have questions in their mind and we sit here and ask questions back. I know that is rather frustrating to people because you come to a place and look at a group such as this and think maybe there are some answers there but all you are getting in return are questions. But that is part and parcel of what we are doing. We have to know what the concerns are in the community in order for us to make any kind of recommendations that will answer the questions that you have. And there is no way that you should be under any kind of illusions that we are going to bat a 1000. Nobody does. But there are things that we can do in a relatively short period of time to alleviate some of the concerns that you have, others will take a longer period of time to do. The concerns that you have raised with us are legitimate concerns. We appreciate your candor, your openness, we know that often times it is difficult for people to come up, to sit alone in front of a large group of people and to say what they really feel. For this we thank you very much.

We thank you for the hospitality that you have shown us here even though we are a fly-in and fly-out crew, we are really northerners and this gives us a better idea of what it is like in this part of the Territories. For some of us who have been here before, it reinforces what we have seen in other times but now we get individual concerns raised.

So with that I would simply like to say thank you for coming out and I hope that what we bring forth in way of recommendations to the Legislature that those recommendations will satisfy to a great degree your concerns.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

INUVIK, JULY 16, 1984

(The following verbatim proceedings are separate meetings held in Inuvik with the Housing Corporation District Office, Town Council, Housing Association and the public meeting.)

MEETING WITH NWT HOUSING CORPORATION DISTRICT OFFICE

CHAIRMAN (Mr. McCallum): This is in the district of Colville Lake, Fort Good Hope, Fort Norman, Fort Franklin and Tuktoyaktuk. We are meeting tonight here in town, and then we go to Aklavik tomorrow. We may come back to do Sachs Harbour, Holman Island and Paulatuk at a later date.

SPEAKER (Male): Sachs Harbour was inquiring about this.

CHAIRMAN (Mr. McCallum): I think they are on the list for another time. The schedule we had yesterday, I think, they were on the list for another time. I think it is sometime in September as I recall, maybe a different time.

In Frobisher Bay we met with the district manager there, Herb Hunt, and we went through basically the program, we outlined the basic program and we asked a few questions back and forth. So, I guess the easiest thing to do now, is to get some kind of indication as to what is going on in your district.

MR. JON MAGNUSSON: An outline of what we are doing this year and maybe what we are going to do, hopefully next year. Well off the bat, we are not building any new rental housing in the district this year, other than the single units which came at a later date. All together, we are building 63 single family units, three in Inuvik, two in Tuktoyaktuk, one in Aklavik and one in Fort McPherson. These are for single families, like single parents or a single person.

CHAIRMAN (Mr. McCallum): Where did you say you were building those?

MR. JON MAGNUSSON: There are four here in Inuvik, two in Tuktoyaktuk, one in Aklavik and one in Fort McPherson.

CHAIRMAN (Mr. McCallum): Those are the eight?

MR. JON MAGNUSSON: Yes, there are like, nine units, eight of the buildings are for the singles. Home-ownership assistance program, the HAP units, we are building 18. They are being built by the people themselves, the grants, and as of last week, we now have a trainer in place to help in the log design.

CHAIRMAN (Mr. McCallum): Where are those units going?

MR. JON MAGNUSSON: Every community.

CHAIRMAN (Mr. McCallum): Every community?

MR. JON MAGNUSSON: Yes, every community, right from Sachs Harbour, Paulatuk, everything. Even north of the tree line this year. The rural and remote program, there are 10 units being built here in Inuvik and they are under the SPEC program also. We have no set clients for them, we just build them, and three in Tuktoyaktuk. The ERP program, emergency repair program, we hope to do 10 units. These are programs sometimes done by the housing association and sometimes it is contracted out to repair units in the communities. There are two programs that this district looks after that the other districts do not. We work directly with CMHC. That is the ERP program, the emergency repair program, we hope to do 12 units this year, and that is for private accommodations. Also,

RRAP, the residential rehabilitation assistance program, and hopefully there will be 15 to 20 units we will be doing this year. Rehabs, we are doing five in Aklavik and five in Fort Franklin this year. The senior citizens home repair program, we have done six grants since January and we hope to do another eight in the later part of this year. That is a very well received program. UM, we have \$136,000 this year for our district ranging from replacing roofs to fixing foundations. Capital equipment, we have \$36,000 this year. This is to buy major equipment for the housing associations.

That is a brief outline for what we plan for this year. Now, if we get our funding that we hope to for 1985, it would be a very busy year. We are looking at doing in the following communities new construction. In Paulatuk, six units; Fort Franklin, 10 units; Tuktoyaktuk, 12 units; Fort McPherson, 12 units; Fort Norman, five units; Arctic Red, four units; Aklavik, five units and Sachs Harbour, four units. Rehabs, we are looking at Paulatuk, 11 units; Aklavik, eight units; Tuktoyaktuk 10 units and Fort Franklin six units. In Paulatuk, that will be all of the northern rentals that will leave them all public housing there. Now, the only place that we will not be building new housing again next year are Norman Wells, Inuvik and Fort Good Hope, and Fort Good Hope is at their request. That is an outline for 1985, there is, of course, a lot of money to do what I want to do, it is just to see if I can get it. Any questions?

CHAIRMAN (Mr. McCailum): Are there any questions anybody, Mike?

MR. BALLANTYNE: I have a few questions. You said, next year you expect rehabs and northern rentals. I wonder if you could explain to me, what is the policy right now as far as sale of northern rentals?

MR. JON MAGNUSSON: All northern rentals are for sale.

MR. BALLANTYNE: Okay, and how do you figure out the price?

MR. JON MAGNUSSON: Okay, the price is determined by the year of construction and any major repairs are done to the unit are also added on and, of course, so much is taken off each year for depreciation.

MR. BALLANTYNE: But in fact, after you rehab them, it probably puts them out of range for people, I would think.

MR. JON MAGNUSSON: Yes, once they are rehabed they become public housing and they are no longer up for sale.

MR. BALLANTYNE: Okay, I guess, one thing we have been going around and people have been telling us, they have not been really happy with the success of rehabs, but that is one story. The other aspect of rehabs is you do not increase your housing stock. I do not know what it is, is it \$7.5 or \$8 million in rehabs or something put into it. What is your own feeling, do you think a rehab program is something that maybe we should back off a little bit and spend the money on new housing?

MR. JON MAGNUSSON: Well, not totally, but I think the type of rehab that we are doing, we have to change. We are rehabing 455s, which is a very small unit and we are trying to make them a three bedroom unit and we should not be doing this at all. It should be, at the most, at two bedroom unit or a one bedroom unit to make them a little bigger. We are just making things very cramped for the people.

MR. BALLANTYNE: In a way, it might be a little bit counter-productive to rehab northern rentals, but it would seem to me, we are just throwing around ideas now, would it not in the long run be in our interests to sell off all northern rentals for a buck each and just get rid of them, and whatever money that was going to go into the rehab, to put that into new housing?

MR. JON MAGNUSSON: Not necessarily, because not all of the people living in northern rentals would be able to maintain their units, because of the expense and because we do not have the subsidies in place like fuel and electricity and so on. If there is an electricity subsidy, I do not think it is good enough for some of these people to manage.

MR. BALLANTYNE: Well, people have said to us, that they would be sort of prepared to take out the fuel, furnace or whatever and put in a woodstove and maybe if you could augment that with something like the emergency repair program or something, so you could stay at your house and we will give

you an extra 10 grand to fix it up or something. It is really a possibility, do you see some positive aspects of doing it that way?

MR. JON MAGNUSSON: In some instances yes. Like for instance, Inuvik, we do not have any northern rentals left. They are all sold, and eventually we hope to do that in all of the communities, and we are gradually selling them off here in this district. Our biggest problem right now is Aklavik, we have a lot of people wanting to buy them but we have trouble with land there because of the survey done in the past and has not been officially registered and things like that. It is coming, like in Fort Norman, there is actually two northern rentals left, everything else has either been sold or rehabed.

MR. BALLANTYNE: Mr. Chairman, another question. Everywhere we have gone, we have heard problems with the rental scale. Now, if you were the person to redo the rental scale, I mean you must see some problems with it, would you see some ways you would like to see it improved?

MR. JON MAGNUSSON: It is going to be hard to get a rental scale that is suitable for everybody. It would be so complicated that I do not think that even I could deliver it. There are certain changes that should be in effect. One of them, you have to understand that if you are living in a brand new house or living in a northern rental that does not have any running water or anything like that, it is still \$42 dollars, and you have those two people living beside each other, it does not really seem fair. It is hard to administer a rental scale to such different community life and communities across the North. We have such an expansion over the North and so many different people how they work and how they live. I think all of these things have to be looked into, which has been done in the past, but it just seems to be implemented as a hulk plan right across the North. Maybe some district or community levels have to be put into the rental scale.

MR. BALLANTYNE: Okay, one last question is what do you see as the role of housing associations in the future? Do you see them being strengthened, do you see them being phased out, how do you perceive their role?

MR. JON MAGNUSSON: Depending on what communities you are talking about, in the communities where we do not have a big bulk of housing, I think that the association should become an authority so that more of the people in the community have a voice in the association. The other communities, I think they need a better management agreement. The one we have is just one sided, it is very much for the corporation, it is not for the housing associations. They need more funding then we are able to give them and they need more power to make their own decisions and have their own input, to house design and rental scale and all the issues that are going on.

CHAIRMAN (Mr. McCallum): Jon, before we get too far, this is Mrs. Eliza Lawrence, who is the MLA for Tu Nede, Fort Resolution and that area there. Eliza, this is Jon Magnusson who is the district manager. Any further questions? Sam.

MR. GARGAN: Thank you, Mr. Chairman. You mentioned the ERP program and the RAP program. You have different arrangements, you deal directly with CMHC. Does that mean that you do not have to go through Yellowknife or anything like that?

MR. JON MAGNUSSON: That is right. The ERP program was dropped by the corporation last year and they have never administered the RAP program. Because we deal with so much home-ownership in the communities, we wanted some way that we could keep direct contact with the home-owners in the communities, and therefore we do all the paper work and inspections for CMHC for these programs.

MR. GARGAN: Is it working?

MR. JON MAGNUSSON: It worked well last year. The problem this year is that CMHC does not have one person to deal with it in Yellowknife that we can go directly to. Under the RAP program it is a \$8250 grant right now that they can give out for home-owners.

MR. GARGAN: One final question. You did mention in your last statement that there should be more authority for the associations at the local level with the design, their experience has showed that most jurisdictions that the funded agencies system is the least expensive. Do you agree with that and maybe what district would be a funding agency?

MR. JON MAGNUSSON: Yes, that would be correct. When you think of it, the way our system works, rental housing is certainly not the answer for the North. It does not work in the South, so I do not see why it would work up here, where things are even harder. The HAP program, even though it

has had its bugs, is a lot cheaper for the corporation, it is a lot cheaper for the government and also it gives back some self respect to the people that are able to get the units. I think a lot more funding has got to go back into it rather than rental housing.

CHAIRMAN (Mr. McCallum): Jon, this is Mr. T'Seleie, who is the representative for Sahtu, coming out of Fort Good Hope, Jon Magnusson. Eliza, you had some questions?

MRS. LAWRENCE: Yes, I just wanted to ask Mr. Magnusson, you mentioned that more authority should be given to the local association. In what ways is the district helping out or trying to give that authority? Is there any way, and effort given in that direction?

MR. JON MAGNUSSON: Okay. Well, of course we ask them, just like any other district to develop their own budgets and submit them to us. There is a real downfall there, because I find that whatever the communities budget back to us, then we get it into form of one budget going back to Yellowknife. No matter what we seem to put in there as community needs, we get back a figure and saying, "Okay, this is what you have got, give it to the communities." I think the process is fine coming this way, from the communities to us down to Yellowknife, but it does not come back. Now I realize that money is tight and the rest of it, but I do not find that the concerns of the housing associations are looked after in reverse.

MRS. LAWRENCE: Do you have any native people working on this in the district office?

MR. JON MAGNUSSON: Yes, we have one.

MRS. LAWRENCE: Is there anyone, say you should leave tomorrow, is there anyone to train to take your place, or anyone in a training position at all, either in maintenance or whatever in the field?

MR. JON MAGNUSSON: In the position that the native girl has, she is just filling in, and that is second in line to my position right now. She is the administrative assistant, so she will be running the office when I am out.

MRS. LAWRENCE: I have another question. Do you have anything to do with the senior citizens homes here?

MR. JON MAGNUSSON: Yes, we look after all of them.

MRS. LAWRENCE: Who is looking after that?

MR. JON MAGNUSSON: The one here in town? As far as maintenance?

MRS. LAWRENCE: Yes. Maintenance and usually there is a person living there looking after it.

MR. JON MAGNUSSON: The housing association of course look after it. They operate it the same as public housing, and they hire maintenance men to live in the building to look after it.

MRS. LAWRENCE: Who is that maintenance man?

MR. JON MAGNUSSON: Peter Saqe.

MRS. LAWRENCE: He lives right in there?

MR. JON MAGNUSSON: Yes he does.

MRS. LAWRENCE: I do not mean for you to feel threatened or anything, but this was brought to my attention a few times. In fact, several people have approached me in the last few days that I was here. There is an ad here where this Peter Saqe is doing business out of that old folks home, and this was brought to me. Is that so?

MR. JON MAGNUSSON: No, not that I am aware of. He has his own warehouse that he runs. He had that business before he was put into that position.

MRS. LAWRENCE: So these phone numbers, are not his phone numbers?

MR. JON MAGNUSSON: I cannot answer that question.

MRS. LAWRENCE: Another question is that people tend to abuse different things when they get into managing something. I was also told that there is a bunch of trucks parked outside, and that he is using the power from the senior citizens home to use it for his business. Do you know anything about it?

MR. JON MAGNUSSON: I am not aware of it, no. In fact, he is looking for other accommodations to move out of there.

MRS. LAWRENCE: Another concern that was brought to me is that he is using all of the fridge in the old folks home to store his food because he is in the food business selling bulks.

MR. JON MAGNUSSON: I am not aware of it, and I will certainly look into it.

MRS. LAWRENCE: I am just asking to see if any of it is true.

CHAIRMAN (Mr. McCallum): Any more questions? Ludy.

MR. PUDLUK: One question. When you are saying rehabing, they are rehabing it from outside or inside?

MR. JON MAGNUSSON: It is total, the outside and the inside. When you think of the money, and we are talking between \$40,000 and \$60,000, depending on where you are, to rehab a house, it is too much. I think you can rehab a home and look at other areas to keep the price down. I think they are just trying to squeeze too many rooms into the small building and that of course is driving the cost up.

MR. T'SELEIE: I just have a couple of questions. I guess mostly about Norman Wells. I have been hearing -- you know, I get phone calls from people there wanting housing and it is very hard because I do not really know what goes on there. But, I guess the way they give out rental housing there, some people are saying that it is not really fair the way they work. I guess I sort or want to know if you know anything about that?

MR. JON MAGNUSSON: Just before I came to Inuvik, I know that that they were having problems with allocations down there. In fact, it was put into the system that after they allocated a house, they had to get approval from the district office. The district office would then investigate it to make sure that it was a fair allocation, because a lot of the prior allocations were not fair, they were given to friends and so on. There is a point score system that all housing associations in the district use, Norman Wells also uses it. When I was down there about a month ago I went through their applications that they were going to allocate and they were not in the proper form and they were stopped from allocating a house until all the information were on the forms so they could allocate it fairly. So they are being checked out now. In fact, we hope, in the next month or so, to have them formed as an authority so that the people in the community, as well as the tenants, will have a voice on that board. They have voted for themselves also, so it is within the next month or two we will have an authority in there.

MR. T'SELEIE: I just have one other question and it has to do with budgets. I know I have asked this question at finance committee meetings but I never ever really got a clear answer to it. It is about the money that is set aside for the HAP program. In the budget, it calls for \$2.5 million for 58 units all over the Territories this year, and that is the budget that the Assembly has approved for the HAP units, and if you divided 58 into \$2.5 million you get \$43,000 per unit. Yet, community people are dealing with \$30,000 per unit including shipping. So, my question is, what happens to the other \$13,000 a unit. I still do not understand what the corporation does with that money, whether it is used for administration, but it seems like a lot to use for administration. So, that is my question.

MR. JON MAGNUSSON: I can give you a breakdown on actually how it does work. The \$30,000 is for the material package and it is just a material package. Then, of course, you have your freight and on top of that site development, in other words, we have to put a pad in. Now out of that \$30,000 it is just for material. Out of that \$30,000 also has to come for electrical and plumbing. The freight is on top of that \$30,000, plus the site development. Now, site development can be from anywhere from \$2000 to, I think we have had one for \$7000. Not every budget is exactly the same for each grant. It might differ because the site development might be higher and the freight might be higher. So it is not actually over \$30,000 that the grant is.

MR. T'SELEIE: I guess the reason that I ask it is because in Fort Good Hope, we are told that the freight has to come out of the \$30,000, and that is the way we have been working. So in fact, we really are saving the corporation money there, and it does not seem fair to me if that is the way it works in some places and then in other places it does not. That is why I raised it, because I know that they are taking the freight out of the \$30,000.

MR. JON MAGNUSSON: Yes, I am aware of that.

MR. T'SELEIE: Why is it like that in Fort Good Hope?

MR. JON MAGNUSSON: Well, in the past it has always been \$30,000, which included everything, in the past, which quite often did not leave enough for electrical. But the mandate this year, was that electrical was going to be supplied. Last year, we did not even supply hot water tanks, we did not supply electrical and things like that. It has just been updated over the time, but if I remember correctly, your funding is the same as last years, and that was all there was to it. There was no input from the district, it was just, a cheque came through us to go to your community and that is all.

MR. T'SELEIE: I have no further questions.

CHAIRMAN (Mr. McCallum): Anybody else. Sam.

MR. GARGAN: Just with regard to Fort Franklin. He did mention a number of times about more control at the local level. I believe there is an agreement between Fort Franklin and your office and it seems that there is more control in your office rather than to the communities on the agreement, and I believe that Fort Franklin is not willing to sign on the basis that there is too much control.

MR. JON MAGNUSSON: Right, they told us that they wanted to hold off signing the management agreement until the committee had gone through. What I try to do is that each time a new board is formed, that a new management agreement is signed each year, so that they are aware of what the management agreement is. At the same time this year, I also wrote and asked them to please make up their suggestions on what a new management agreement should contain. Like I stated earlier, it is one sided for the corporations benefit. It does not give any control to the housing association whatsoever, it does not say that they can keep any money that they save, so we have asked them to write their suggestions so that the new management agreement can be written up, and I believe it is the Housing Corporation's intent to do a new one. I know all of the district managers have asked them to do one because none of us are happy with it that I know of.

MR. GARGAN: Yes, I was wondering because it seemed like that the way the association was presenting their brief was that it was maybe a hopeless case or situation. Like you were saying, it is really up to them to come up with a different type of agreement.

MR. JON MAGNUSSON: Yes it is. The only reason that we get them to sign it every year, is so that we can give them their funding. Without an initial agreement, by rights, there is no obligation there for funding.

CHAIRMAN (Mr. McCallum): Eliza.

MRS. LAWRENCE: Are you telling us then that it is the corporation that issues a cheque to the community for that \$30,000 and all the electricity, freight are included, although the manual or guidelines state clearly that in addition to that \$30,000, there will be electricity and freight costs added, and you are saying that for some communities the corporation sends the money for individual communities or individual people that are building and that is all they are getting and it is not the districts decision, it is the corporation?

MR. JON MAGNUSSON: Yes, it is the corporation, it is the program itself. We talk about \$30,000. People get the impression that there is \$30,000 there for them for that program. There is basically how it is supposed to work, there is a material package, not \$30,000, a material package available for them. In addition to that they get the freight and in addition to that -- where the \$30,000 comes into it, say, if we take the line of \$30,000, the package costs \$25,000 and then there is \$5,000 left over, that is for the electrical and plumbing. Whatever the balance that is left that is what is for the electrical.

MRS. LAWRENCE: See, it does not state that in the manual. It stated clearly that you get a \$30,000 package. In addition to that, electricity and freight is added on. I am hearing differently, you are saying it is done differently, a \$25,000 package and the rest is straight from that.

MR. JON MAGNUSSON: Well, it is a guideline and we have no problems meeting it because we have always seemed to get the electrical in, even this year, with the money that is left, and the freight, we have no problems with those figures.

MRS. LAWRENCE: Do you know anything about this grant that the people got in Norman Wells for building high log houses or something like this, and we were told that they got the grant from the district going into that building. Do you feel that people that can afford to build high buildings like this here should be assisted and leave the other people that are in need of houses out?

MR. JON MAGNUSSON: This is three years ago, it was under the SSHAG program then. There was a grant of \$30,000 for material or if they wanted to order it for themselves or if they wanted us to order it for them. Each of those units that you are referring to have received the \$30,000 and that is all. The rest of the money that they have put into those units, they have put into it themselves.

MRS. LAWRENCE: Okay. My other question, if I may, is what level of salary can they earn before they are qualified for any grants like that, under the HAP program.

MR. JON MAGNUSSON: Under the HAP program, it states that if you do not qualify basically for the R and R program. In other words, if you do not make enough to go into the R & R program then you are accepted into the HAP program.

MRS. LAWRENCE: Has that just happened recently then, or has it been like that all along.

MR. JON MAGNUSSON: This is the guideline for this year, yes, because there has been no incomes on them before.

MRS. LAWRENCE: One last question. In the past, it did not matter then on how much money you earned or what kind of business you were in, you were qualified for this grant, and that is what happened three years ago to these people in Norman Wells?

MR. JON MAGNUSSON: The ones three years ago, part of the problem was that we could not get anybody that was interested in HAP program down there. We had two people come to us, one person had very little income but he was very skilled in log building, so therefore he was given a grant, and the other person was in rental housing and it is always my idea that the more people that you get out of rental housing, then you are freeing it up for somebody else to get in and that was the idea.

MRS. LAWRENCE: Was there proper information given to the local people?

MR. JON MAGNUSSON: Yes there was.

MR. GARGAN: When we were in Tuktoyaktuk, there was a woman there that said she could not get into any type of program because she was making too much money. I guess she has been trying for the last three or four years now to get into a rural and remote type of program.

MR. JON MAGNUSSON: Yes, I am aware of the person that you are talking about because they have come to see me and that is the case, that is the problem with the R and R program. We use a guideline which I have had approved by CMHC tentatively and we use it, is that minimum income is \$20,000 and a maximum income of \$40,000 depending on family size. This particular person that you are talking about is over \$40,000 and CMHC just will not consider it. Even with \$40,000, I would be very, very reluctant in going into home-ownership myself, you know, if you have a big family, \$40,000, you are really stretching it, and CMHC does not seem to understand that. I really believe in some instances, you can get someone in there with \$50,000 a year because the expense of running a unit, if you have a large family, is very high.

MR. GARGAN: Just one final question, I agree with what you just said just now. Do you think then that the on one scale, the type of programs that are designated be based on, I guess, the geographical area, the economy of the community, the cost of living factor. Like, you said \$40,000, in Tuktoyaktuk, you would probably have to make your money stretch. But, say for example in Fort Providence it would be a different story. They have an access road, and things like that, and maybe it would work a lot better there.

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NORTHWEST TERRITORIES
10TH ASSEMBLY, 3RD SESSION

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Northwest Territories

Executive Council

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TENTH ASSEMBLY

VERBATIM TRANSCRIPTS OF COMMUNITY HEARINGS

WESTERN ARCTIC TOUR

JULY 1980

Mr. Norman Wells
Mr. Fort Reliance
Mr. Tuktoyaktuk

Mr. Fort Good Hope
Mr. Tuktoyaktuk
Mr. Tuktoyaktuk

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MLA, High Arctic

Mr. Arnold McCallum,
MLA, Slave River

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MLA, Baffin South

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MLA, Tu Nedne

Mr. Red Pedersen,
MLA, Kitikmeot West

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MLA, Kitikmeot East

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Mr. Elijah Erklou,
MLA, Foxe Basin

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SPECIAL COMMITTEE ON HOUSING VERBATIM TRANSCRIPTS

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SPECIAL COMMITTEE ON HOUSING

HOUSING ASSOCIATION OF NORMAN WELLS, JULY 9, 1984

CHAIRMAN (Mr. McCallum): We are here as the Assembly's task force on housing, we have six Members and four alternate Members. The sitting Members are Mr. Arlooktoo from Lake Harbour and represents the constituency of Baffin South; John T'Seleie, of course who you know, from Fort Good Hope and this is his riding; Eliza Lawrence who is from Tu Nede; Red Pedersen who represents Kitikmeot West and lives in Coppermine; my name is Arnold McCallum, I represent Slave River and live in Fort Smith; and Ludy Pudluk is a co-chairman with me, he represents the High Arctic and lives in Resolute, he is not here. We have three other Members who are alternate Members as well, Michael Ballantyne who is from Yellowknife and represents Yellowknife North; Michael Angottitaurug who represents Kitikmeot East and lives in Gjoa Haven; and Sam Gargan who is from Providence and represents Deh Cho; and Elijah Erkloo who represents Foxe Basin and lives in Pond Inlet.

We have been to the Baffin to talk to various groups, the settlement councils, housing associations in various communities and municipal leaders as well. What we are here for is to get comments from you people on housing. We don't have any answers. What we have been charged with to take a look at housing and make a report to the Assembly at the November sitting and see what can be done regarding various questions that may be posed of us, either in the delivery of housing, in the allocation of houses within the communities and construction and all aspects of it -- supply, ship and erect of public housing.

As well there are other questions that come up or other comments that are made as regards co-operative housing as we heard in Frobisher Bay and we hear from other places. So there are many aspects to the whole question of housing in the NWT that we are concerned with. Our main concern is with public housing, that is the affect that territorial housing will have for the public, not so much with private businesses. We do not have any responsibility in terms of that. Our responsibility primarily is for whatever the Assembly provides funding for which is basically public housing and to some extent the staff housing of the personnel of the Government of the NWT.

We would be very pleased to hear comments from you about housing as I have outlined it in Norman Wells. We will listen and transcripts will be made of the comments that are made. Because we have Members from the East, we do instantaneous translation. We will do it in some of the Dene languages when we go into other areas of John's constituency. So everything that is said is recorded and we will then go back and try to glean from the comments that are made so that we can make some kind of report to the Legislative Assembly on what should and can be done about housing, for which the Assembly is responsible, as it affects people in the Territories. I am not sure there is much more that should be said. John is you want to say something as well.

MR. T'SELEIE: I do not really have too much to say, except that I am more familiar with the problems of housing in the communities in this region, so whatever you bring up here is going to be news to me too. That is about all I have to say.

CHAIRMAN (Mr. McCallum): Does any other Member of the committee have anything to say? If there is nothing else, I would just like to indicate that we do have translation.

MS LYNN LETAIN: I think our biggest concern is that we have a shortage of housing in Norman Wells. We did a housing needs study which we have with us. We do need houses here but it doesn't look like we are going to get any. We feel that we are being treated differently from other communities because we are a high income community, so they tell us. We have a lot of single people that need accommodation who do not even bother to come in and put their applications in because they say "What's the use, we will never get anything anyway." Right now we accept all applications but the ones who are going to get the houses are the ones with families and singles do not both applying. Does anyone else have anything to say on that?

MS VALERIE TASSIE: Last summer we had a lot of applications. During the summer they can stay in tents or anywhere, but in the winter they end of leaving their jobs and going back South where there is no jobs. This happens almost every summer and then the snow comes and they leave again. There is then no one to fill these jobs because there is no housing available. Singles apartments we most certainly need. We have asked for one every year for the last six years.

There are also a lot of people from the communities, like Fort Good Hope, families that would like to move to Norman Wells that have jobs at Esso and don't want to leave their families in Good Hope and live by themselves here -- some of them have been on the waiting list for about two years. Eventually they will quit their jobs and go back to Good Hope.

MS LYNN LETAIN: We have to give the people that live in Norman Wells priority to have a house. If we have allocated a house to someone in Good Hope and there are people on our waiting list from Norman Wells -- there would be hell to pay. So those people who are from Good Hope or Fort Norman or whatever, their chance of getting a house is nil.

MS VALERIE TASSIE: I have gone after some people saying maybe you could get something built if you put your names down but they just won't bother. There are Norman Wells people. I think there is one from Fort Norman.

CHAIRMAN (Mr. McCallum): Val, when was this needs study done?

MS VALERIE TASSIE: About a month ago.

CHAIRMAN (Mr. McCallum): So it was done this year, back work and everything. Certainly we will take that and get copies made. Eliza you said you had a question.

MRS. LAWRENCE: Thank you, Mr. Chairman. How long do you have to be in the community before they can apply on housing?

A SPEAKER (Female): They have to be here three months.

MRS. LAWRENCE: So the people from the outlying regions, Fort Franklin, Fort Good Hope, when they come in do they have to be here three months before they can apply on housing?

MS VALERIE TASSIE: No, we do not treat them that way because they are in the Territories already. We accept applications from them right away.

MRS. LAWRENCE: What about the companies who hire people, do they give accommodation to the employees?

MS VALERIE TASSIE: The bigger companies do but there are small contractors who hire people but they do not have a place to house them.

CHAIRMAN (Mr. McCallum): Are there privately owned trailers or is there a trailer court in town?

MS VALERIE TASSIE: Yes there is.

CHAIRMAN (Mr. McCallum): Do the larger companies like Esso, do they provide housing allowances?

MS VALERIE TASSIE: Esso does. The very small companies do not.

MS LYNN LETAIN: I think the hamlet has a housing allowance.

CHAIRMAN (Mr. McCallum): When we were driving down you mentioned something about the economic rent, would you just like to elaborate on that.

MS LYNN LETAIN: Economic rent right now is \$1,030 a month and on October 1st it will be raised to \$1600 a month.

CHAIRMAN (Mr. McCallum): That is for the 15 public units. Could you tell us if you know what private accommodations are going for. Do you have a two or three bedroom in the public housing?

MS LYNN LETAIN: We have three.

CHAIRMAN (Mr. McCallum): And there is no basement. Say a two bedroom unit in town, if there are others that are owned privately, what rent would they get for it?

MS VALERIE TASSIE: It depends who is renting them. In the trailer court it would be anywhere from \$600 to \$800, depending who is renting it. If it is somebody he knows -- if it is somebody he does not know it could be \$1200. There is no set rent. Ranger Homes, I believe they have three bedroom houses, but they are huge houses, they go for \$2200 month.

CHAIRMAN (Mr. McCallum): Does that include utilities?

MS VALERIE TASSIE: No. The people have to look after their own utilities. It is usually companies that rent these houses, private people cannot afford to.

MR. LAVERNE ARMSTRONG: To rent a tent frame is \$300 a month.

CHAIRMAN (Mr. McCallum): Similar to the ones that Pete has up the way?

MR. LAVERNE ARMSTRONG: Yes.

MS VALERIE TASSIE: Housing is bad in Norman Wells. We need something here.

CHAIRMAN (Mr. McCallum): Just to go back to this economic rent. You received a letter from the district manager

MS VALERIE TASSIE: No from the program co-ordinator, Cliff Huot. I did tell him that the chairperson has asked that he send down something or show us the formula, how he came to this figure. I still haven't received it. I talked to him a couple of days ago and I asked him about it again and he said he would get it to us. I believe he will be in town this week so I hope he brings it down.

CHAIRMAN (Mr. Pedersen): Mr. Pedersen.

MR. PEDERSEN: Does the economic rent include utilities?

MA LYNN LETAIN: Yes. The economic rent is what it costs to run that house every month, including utilities. That is an awful jump -- just about \$600 in one year.

MR. PEDERSEN: Does anybody pay economic rent?

MS LYNN LETAIN: I do.

MR. PEDERSEN: What is the average rent in the 15 units you operate?

MS VALERIE TASSIE: I would say about \$400 a month per unit.

MR. PEDERSEN: So that is somewhat less than the current economic rent, less than 50 per cent.

MS LYNN LETAIN: There has been comments like, if you can afford to pay economic rent, you don't have to live in this house, you don't have to live in this house. If you can afford to pay \$1030 a month, you can afford to rent someplace else because these are low income houses. I feel that we are being pushed out. We'll raise your rent until you get out. I am just an ordinary joe making a living and I can't afford to pay -- there is a trailer that goes for \$2500 a month. We could never afford that and furthermore there is no place to rent. We are being penalized. I am not the only one that pays economic rent, there are a few others. If you go out to work you are being penalized for working. There are people who live in these houses that pay minimum rent -- \$42 a month, that do not work or care if they ever work and they can sit in that house for as long as they want. And there is work in Norman Wells, there is no reason for them to be sitting there.

CHAIRMAN (Mr. McCallum): What is the average rent collected monthly?

MS VALERIE TASSIE: Well now with the three houses paying economic rent it is \$6000 a month.

CHAIRMAN (Mr. McCallum): That is the total rent that is due. What is the actual return. Do you have people in arrears?

MS VALERIE TASSIE: Yes I do.

CHAIRMAN (Mr. McCallum): You have 15 units so roughly you are getting \$90,000 a year rent.

MS VALERIE TASSIE: That fluctuates because come wintertime there are a lot of people laid off and not working at all and paying the minimum. The rents will go right down. It is only in the summertime that the rents are really high.

CHAIRMAN (Mr. McCallum): What grant do you get from that corporation, from the district, to run the association?

MS VALERIE TASSIE: I do not have the actual figure.

CHAIRMAN (Mr. McCallum): Do you do your own maintenance, the housing association?

MS VALERIE TASSIE: Yes we do.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: What is the operating budget of the housing association?

MS VALERIE TASSIE: I do not have that figure on me right now. I would give you the discretionary -- running down from maintenance. The material is \$13,000; wages, \$31,000; administration and office supplies \$3000; wages \$12,000; and vehicle expense, \$3000.

MR. BALLANTYNE: How many maintenance people do you have?

MS VALERIE TASSIE: Just the one.

MR. BALLANTYNE: Is that adequate? Do you feel you have enough resources to maintain the houses properly?

MS VALERIE TASSIE: Oh yes, definitely.

CHAIRMAN (Mr. McCallum): People who work, for example with Esso, do you have any of those people in the public housing?

MS VALERIE TASSIE: Yes, we have two. When they were first hired with Esso they were counted as casuals so Esso does not give them housing. Since they are not supervisors now, they still do not get housing.

MS LYNN LETAIN: Anyone hired locally does not get housing.

MS VALERIE TASSIE: Yes but John Lewison was not hired locally, he is from Fort Good Hope, although he is a supervisor, they will not provide housing for him. I think he is on a two week out, two week in work schedule, but he wants his family with him, that is why he is renting a house from us.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: Is there is difference of the way in which people in staff housing are treated from the way that public housing people are treated? Are the houses furnished? Are there any complaints in that area, of unfairness, that people in government staff housing are getting a better deal than in public housing?

MS VALERIE TASSIE: I don't think anybody has really noticed that, although there is a lot of difference. They get furniture from the government and plus they get their lawns instead of shale.

MS LYNN LETAIN: You can't even compare them.

MR. BALLANTYNE: Is that a big issue to you.

MS LYNN LETAIN: No. I don't think we have ever even had any complaints.

MS. VALERIE TASSIE: No, I don't think anybody has even thought of that.

CHAIRMAN (Mr. McCallum): It may seem that we are not giving any kind of positive response, but as I said in the beginning, what we are trying to do is to hear the real concerns that you have. You are saying that there is a shortage of public housing, that there is a demonstrated need for single units for single people, that you believe that you are being treated unfairly by the corporation in the allocation of units to The Wells, by the lack of the numbers being designated to you over the years. Just to get it straight, because there are jobs available to people here and there are no public units available for people, you go around this chicken in the egg sort of thing, you go around in circles, because it is reputed to be a high income area, there does not seem to be recognition by the corporation that you require those units. Is that fair?

MS VALERIE TASSIE: Yes, that is right. I have asked the district manager, especially when I heard that they got apartments up in Inuvik, and the one straight answer that I got was "Forget it, Norman Wells will never get anymore public housing." Mr. Jon Magnusson has said that many times that there is no way Norman Wells will get anymore public housing, anymore rentals.

MS LYNN LETAIN: They came to us not too long ago and asked us if we wanted to buy the houses that we were renting, on a rural and remote program. The cost of the house was \$70,000 to \$90,000 on this rural and remote program, because they told us they just want to get Norman Wells out. They don't want to have anything to do with Norman Wells.

CHAIRMAN (Mr. McCallum): They would much rather if you bought the public housing on the rural and remote program of that same deal of 25 per cent on your income and that way they would be able to pull a Pontius Pilate and wash their hands of the whole deal.

MS LYNN LETAIN: Yes that's right. You see there is a real problem with Inuvik and us, I don't know about the other communities, there is a real communications problems. I was telling you about this before. They come down, they sit at our meetings, they don't say a word. A couple of months later they come back and dump on us. Like you've done this wrong, and they have sat there and watched us make the errors and never said a word to us. They are out to get us. Anything we do is no good.

CHAIRMAN (Mr. McCallum): You are paranoid. You know there's somebody after you.

---Laughter

MS LYNN LETAIN: I have not been chairperson very long and I suggested that we have workshops because this a job I would like to do well, but there are a lot of things I do not know about. I would like to go to workshops. The comment was "Well we had them before and all it was a big drunk." There you go.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: They don't want to build anymore houses in Norman Wells, did they say why?

MS LYNN LETAIN: Because they say we don't need them. We make enough money, we can build out own.

MRS. LAWRENCE: That is the attitude they have.

MS LYNN LETAIN: That is right.

MRS. LAWRENCE: If you did that that they would be out of a job. Do they realize that -- the district manager in Inuvik? Remind them of that next time.

CHAIRMAN (Mr. McCallum): In your housing need, how many people do you have down that you believe require housing? Not just the ones that are listed here.

MS VALERIE TASSIE: Some of those are my tenants that are listed on the front page. I thought they could be moved into a singles apartment if we ever got one.

CHAIRMAN (Mr. McCallum): You have a waiting list of people who would want to move into public housing, of the 15 units that you have now, you say there are 13 that are actually being used, two of them are with Esso. But they are not eligible for housing from Esso because they are local hires. Is that a policy of Esso that you know of, if they hire locally they do not provide housing?

MS VALERIE TASSIE: Yes, by most companies here.

MS LYNN LETAIN: It is the same with Northern now. If Northern hires you as a local, you cannot stay in camp.

CHAIRMAN (Mr. McCallum): So that means if you are from outside of The Wells, as it were, you can still live in camp.

MS LYNN LETAIN: If you are from Inuvik and applied for a job from Northern and you get the job, you can stay in camp.

CHAIRMAN (Mr. McCallum): This is just in The Wells proper where this doesn't occur. How do you feel about the minimum rent. Do you have any comments about the rental scale itself?

MS LYNN LETAIN: I can see if you have a woman with a couple of kids who is out of work -- I can see if for a while, but don't take advantage of it. That is what's happening. If a woman with a couple of kids gets laid off, what else is she going to do? Money doesn't come that easy. If she is out of a job, then find, \$42 a month.

CHAIRMAN (Mr. McCallum): What do you pay in utilities?

MS VALERIE TASSIE: Our power is approximately \$4000 to \$6000 a month. Fuel is about \$14,000 a year. Natural gas is about \$2000 a year. We have about four units, the office is run on natural gas too. Water is about \$75 per unit for every three units, plus we have three units on pump in-pump out system, which runs about \$1000 to \$1200 a month for those three units. We did receive a grant for natural gas conversion this year, NWT says no there is not enough gas in Norman Wells, Esso says there is, Esso says it is all political. I do not know whether we will lose this grant now or not. GNWT says they can't promise -- in the next four years. I believe the corporation in Yellowknife said they will hold it over one year while they try to, I haven't had word back from them yet. I would not want to lose that grant now, after all these years. That would really save on our fuel and NCPC.

CHAIRMAN (Mr. McCallum): What do you pay in kilowatt hour in town?

MR. VALERIE ARMSTRONG: I think it is 25 cent a kilowatt hour.

MR. BALLANTYNE: Isn't that subsidized down to the Yellowknife rate which is 11.5 or 12 or something like that?

MS VALERIE TASSIE: I don't think ours is. Not if it runs \$400 to \$500 a month per unit.

MR. PEDERSEN: Only privately owned houses.

MS VALERIE TASSIE: Yes, not government.

CHAIRMAN (Mr. McCallum): Any other comment, Mr. Pederson.

MR. PEDERSEN: The housing shortage that you talk about, you seem to address it in only one solution, additional rental units. What about the home-ownership programs that the Housing Corporation have available -- SSHAG, HAP -- we heard no comments from you on that?

MS LYNN LETAIN: You see Inuvik tells us that until all these units are completed that are going on now, that have grants, we are not going to get anymore houses. They will not give us anymore grants until those ones are all completed.

MS VALERIE TASSIE: We only received one in 1983, and two for 1982.

MR. PEDERSEN: You told us that before, but to get it on record we have to get you to say it now. If that policy was changed and you could get more under these home-ownership programs, would that be a suitable program to The Wells, if it were on a larger scale?

MS VALERIE TASSIE: Yes.

MR. LAVERNE ARMSTRONG: I just received one of those packages from the Housing Corporation, it just got here last week. It is good, like it is there, but the communication, how they get it here is backwards. I build houses all the time. This deal came up on the barge, and then I got one year to develop a lot around here. That's your time limit. So I applied last September for the lot itself, that entitled me to get into the program, which come along and I was approved in November. Now I get the house last week and I have until August 24th and I will have to have that house completed, to have it built. And yet they truck things in here all winter, and why they would wait for the barge -- I even told them I would pay for the extra cost, just bring it here so I can get working on it. Now the summer is half shot. Either that or I am going to have to go to the bank and hire a contractor to do it. Then they sent the house up here -- the blueprints all in metric and the material is in feet and inches. You can't build it the way they say.

MR. PEDERSEN: This is under the HAP program is it?

MR. LAVERNE ARMSTRONG: Yes, the blueprint just arrived and I went and bought a conversion calculator and I might as well have left that in the store because the material is in eight-foot lengths, it is not in centimeters or anything like that. That is no good to people in settlements or here or anywhere.

MR. PEDERSEN: That is one of the plans or packages out of that little brown book.

MR. LAVERNE ARMSTRONG: Yes, and they won't approve anymore until these ones are built. Half of them came last year and the other parts ended up here on the barge this year. So how was the guy even going to build one of them? Because I just did one of them out at the lake and Ruby's is out there now to get built, and it wasn't complete. Now mine was a lot better in getting here than theirs, but that has been two years -- they must know how to ship something and they said there was a guy in Hay River who got the contract to supply the material, but it was on backorder someplace in Edmonton. Now if the guy is bidding on it, the Housing Corporation says, look if you get the contract, have the stuff, don't have it in Edmonton. People up here need it and there is two houses sitting there waiting so it holds us up from getting anymore of the program itself. It was better this time, the package did come, now I have to take it all apart to inspect it and if it is all there, good, I can go ahead and build, if not, I am at a standstill. And that will hold other people up.

CHAIRMAN (Mr. McCallum): Who indicated to you that you would not get any more HAP money until...

MS VALERIE TASSIE: Our program co-ordinator, Mr. Huot. in Inuvik.

CHAIRMAN (Mr. McCallum): What about the rural and remote, about purchasing these? Is the rural and remote program not a viable concept in Norman Wells? And why in your opinion isn't it?

MS LYNN LETAIN: To purchase these log houses that we are living in, we could purchase them and pay 25 per cent of our income, just like we are doing now, then we are responsible for our own maintenance. The wind comes right through those houses in the wintertime, you would have to renovate when you bought it, I don't know what cost you would be looking at. You would probably have to convert to wood or some other cheaper way of heating it. I just don't think it is feasible.

MS VALERIE TASSIE: You can also build through the rural and remote. What happened there was about three years ago when Hal Logsdon was the district manager, they came down to present these programs. There were three or four contractors who wanted to get in on this.

MR. LAVERNE ARMSTRONG: And we all got together, I think there was about six of us in a group, to do this rural and remote program. We all went out to DOT Lake and applied for lots, that was all good and we ended up losing the lots because we never did receive any material. Then the program was cancelled.

MS VALERIE TASSIE: No it wasn't cancelled. What happened there was they said that since none of the people who applied were interested in the blueprints that were presented by the corporation...

MR. LAVERNE ARMSTRONG: I never saw any blueprints.

MS VALERIE TASSIE: They all wanted to draw up there own blueprints.

MR. LAVERNE ARMSTRONG: I never saw a blueprint. When I was involved with the program we were to get our own blueprints, figure out what we needed. So we went to some contractors and tried it and Lindal Homes came up here to put in a presentation to take to Hal Logsdon and he was down there and Mr. Magnusson was there, and nothing ever became of it. I never saw any plans.

MS VALERIE TASSIE: We had the meeting at the housing association.

MR. LAVERNE ARMSTRONG: Well it might have been there, but with the group that I was involved with -- the people who asked the housing association about this, they didn't show much interest.

MS. VALERIE TASSIE: No, they were there, they presented a good program. They had architects there, they had blueprints set up all through the shop, we had a lot of people there for the meeting but nobody was interested in the blueprints, they wanted to make their own. So the corporation said "No, forget it, that's it."

CHAIRMAN (Mr. McCallum): If the rural and remote program could operate the way it is supposed to, that there may be some demand for it, notwithstanding that you are on the lease purchase of these units, but even new units that would be put in because they are being done in other areas under the rural and remote and they are geared to income so that if you are laid off for a while, your payments drop correspondingly. The program you are talking about now in purchasing these public units, that maybe something different. I guess the question we are asking is, would there be a demand for home-ownership in the town?

MS LYNN LETAIN: I believe there would be for families, but where you have a single parent supporting a family -- I don't think there would be.

MR. LAVERNE ARMSTRONG: The situation would be the same as in the program I am in where you get the package and then get it and then pay the 25 per cent. If you go to get a piece of land around here, it is going to be difficult. Your program does not coincide with the amount of time -- the situation I am in is that I have one month to build a house and the communications between Yellowknife, getting the property, getting approval -- your time runs out before you are finished. There are no lots out at the lake right now. We were in the other day to see about some and I don't know where a person can build.

MR. PEDERSEN: Who is it that dictates that one year that you have to build in?

MR. LAVERNE ARMSTRONG: It is Yellowknife. When you get your land here, when you apply for a lease you have one year to develop. So if you applied for a lot, say today, and you were fortunate enough to get one, because they draw your name out of a hat, you might be approved in December. You can't do anything in 40 below weather, so you wait until the spring, and maybe the barge will arrive with your house in good time. So you have a good four months to work on it. Now if somebody isn't in to the building field, it is going to be difficult.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Mr. Chairman, could be check that out who imposes that one year, because that does not apply anywhere else in the Territories -- unless it is a municipal thing.

MR. LAVERNE ARMSTRONG: You can have an extension on this. You can get an extension on the time you have to develop your property. Now when you get the property it is about \$6000 or \$7000 that you have lay out for shale to put in this swamp. If you can get that done -- they don't haul fill in the winter, it is froze.

MR. PEDERSEN: So you can get an extension, so you do in fact have more than the one month you are talking about before.

MR. LAVERNE ARMSTRONG: No, my extensions are ended now, because of the season when I couldn't do anything, the house if it would have come here on a truck in the winter, I could have started construction in May, as it is I got it this week. So that time was wasted on me.

CHAIRMAN (Mr. McCallum): I just want to clarify one thing. This restriction on it, this is federal land that you are getting, it is not municipal land. Is the guys name Menard?

MR. LAVERNE ARMSTRONG: No.

CHAIRMAN (Mr. McCallum): So it may be somewhere there. But I suspect that if it is federal land -- the trouble may be there. Mrs. Lawrence.

MRS. LAWRENCE: I remember getting federal property for a cabin at the lake and they give you a year to build on it, with an extension if you apply on it. But I did not think they did that for permanent homes. So are you telling us that they put a time limit on the property that they pull from the hat?

MR. LAVERNE ARMSTRONG: Well the property that I got you have to develop within one year and with the program the Housing Corporation has, it does not coincide to get things done in one year. You could get the extension, which I have done, but it is still not enough time. Now I don't really know what they are going to do because if I do not have that build by say August, what are they going to do? Take the land or the house away?

MRS. LAWRENCE: It is not really your problem, it is their problem -- the way they make the agreement. Maybe the Housing Corporation should get their act together and make sure that the supplies get in on time. The complaint we have all over the Territories is that the supplies are not coming in on time to build and with the time limit on the property you have, I can't see how anybody could even see -- but that sounds like the corporation.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: I need a little clarification. I understand that you are building outside the municipal boundary, is that correct?

MR. LAVERNE ARMSTRONG: It is 10 miles out at DOT Lake.

MR. BALLANTYNE: You are not talking about a recreation building.

MR. LAVERNE ARMSTRONG: No, it is a house.

MR. BALLANTYNE: Maybe we should get some information on this because it is a different set-up.

MR. LAVERNE ARMSTRONG: I could see this coming. I have been working on these houses with people that have received the program and the packaging when they first come up was bad, there was damage. So the guy phones Inuvik and then they got a call back down to Hay River and there is a bunch of bills, so he doesn't get it built. Now there is a couple in Norman and there is one just out here in Norman Wells, on that program. And it was just because the guy went to a contractor and if he was short of something like nails or something, everybody went ahead and built. There was no roof, it did not show up, wherever it went. Now there is a guy who has his house up, it is insulated, the drywall is in and it is painted and we have the plywood tarred because the tin roof didn't make it to the site. If it rains, there is a good chance his insulation is going to get a little wet.

CHAIRMAN (Mr. McCallum): Well I think those are the kinds of things that are deterrents against home-ownership which is something that the Assembly and in a sense the government are interested in. These are deterrents to getting this done and obviously those are the types of things we would like to hear about. Notwithstanding certain exceptions to it, but home-ownership seems to be something that is wanted here in the West.

MR. LAVERNE ARMSTRONG: The program sounds good but unless it gets to coincide better with the way you get your land and the shipping -- like sending my that blueprint and it is all metric and the materials are in feet and inches and they say you have to follow it to centimeters, and my plywood is eight feet, not centimeters -- you cannot even build it the way they say, to start with. Now I don't know how that would confuse some other people from some other settlements, but it left me kind of looking around for something to do.

CHAIRMAN (Mr. McCallum): I dare say. Mr. T'Seleie.

MR. T'SELEIE: On the list here it says that you have 15 public units, I would think that most of these units are occupied permanently by -- whatever you can permanent -- permanent people? Whatever you call "not permanent" like say people who move out after a year or quit their job or get transferred. How many of these 15 units are like that, rotating kind of units.

MS VALERIE TASSIE: We have had three people change over this year. Not much of a change in the last few years.

MR. T'SELEIE: The government in the last year has just come out with a program where they are building a whole bunch of single peoples units in places like McPherson, I know they put some there and I am just wondering if they put some here?

MS VALERIE TASSIE: No, they did not.

MR. T'SELEIE: I think, Mr. Chairman, what we are dealing with here is the impact of the development that is going on here in Norman Wells. I know that in other areas, like hamlet councils, are waiting for impact moneys from Ottawa. Special types of moneys that Ottawa earmarks for Norman Wells as a high impact area. I think that in the area of housing, if there could be a way that we could find for this to happen. I think the association's main concern here is single person housing. I would suggest that this is the first priority here for people who are seeking employment. In the next couple of years we might see some of this impact lessen because my understanding is that the peak of the Norman Wells development is over. But at the same time I know there will always be people coming here looking for work and there has to be some way of housing these people. I think the government has some responsibility in trying to house people that are seeking employment. I just want to say that to you and those are my thoughts on what you have said.

CHAIRMAN (Mr. McCallum): Anyone else want to add anything on either side? If there isn't, again I would just like to thank you for being here with your directors and you can rest assured that we will be hearing many comments in other places and when we put things together in our report to the Assembly, and if they accept it, hopefully we will see some kind of change. I think you brought up some very interesting points and things that we would like to get some kind of comment from the corporation on, and address the corporation on some of these questions fairly quickly, or at least bring them to their attention to try to ascertain just what is going on with the so-called policies that they have indicated to you verbally. I don't expect that you had that in writing that you are not getting anything, I think it is more of a verbal comment. In terms of what Laverne has said, we will try to find out where the problem is with this land-by-lottery, who distributes it, what part of the federal government and try to get everything in tune so that one can get it all together. I know that you have a certain time in a municipality, but it needs improvements -- not just down to one year.

So I thank you for the comments you have made. We are here to listen to those, we do not have the answers for those. Hopefully we will in the end. We will be going to other parts of the Territories, each place will be different as to what is of concern to them. We take your comments to heart and we will try to get some answers from either the Government of the NWT or the federal government or private businesses -- the larger companies to try to do something with housing. So again, on behalf of the committee I thank you very much. I know we have taken up some of your time but we are concerned and that is the purpose of this. Mahsi cho.

---ADJOURNMENT

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MR. JOE ARLOOKTOO: (Translation) Thank you, Mr. Chairman. I am just going to make my comments very brief. I go from the Eastern Arctic and there is a lot of people there, I am not the only one. I think we should say something for the Western Arctic people too. I am very happy that we are able to meet together but I would like to say that there is not enough people. I am sorry that there is not that many people here at the meeting and I would just like to tell you that for us from the Eastern Arctic we are part of these Special Committee on Housing and we would like everyone to be welcome and feel free to speak. We will want to hear the concerns that you have regarding housing and if you have any suggestions, feel free to speak. Thank you, we are all the same no matter what race we have. Thank you.

CHAIRMAN (Mr. McCallum): Mr. T'Seleie, it is your constituency, would you like to add anything to it?

MR. T'SELEIE: Thank you, Mr. Chairman. No, I don't have too much to say. All I think that I can say right now is that at the February session of the Assembly, during the budget debates and so forth, one of the main concerns that came up from just about every one of the members of the Legislative Assembly was around housing and that was the reason that the committee got formed because there was a pretty big concern about housing both in the East and the West.

The Housing Corporation was formed in 1974 and since that time there has not been a review of its operations. A part of the thinking that went into forming this committee was perhaps it was time for some kind of a review and changes to the way the corporation has been working. Some of the suggestions that we have heard from the Eastern Arctic is that one of them, perhaps the corporation should be a department of the government instead of being separate from government right now where it isn't really under any department. Another suggestion we heard is that perhaps there should be an eastern and a western section of the corporation instead of having the corporation trying to respond to the whole NWT, which is a pretty big area.

I do not know if this is the right time to start getting into all of those kind of recommendations but I just think that maybe it might help some of the people -- give them an idea of the kind of things the committee has been hearing. So that is all that I have to say, Mr. Chairman. Thank you.

CHAIRMAN (Mr. McCallum): Any other Members. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say thank you for inviting us to Norman Wells. We are on our second tour, last month we were in the High Arctic into Joe's area and the problems that we heard there were similar to ours in the West. The difference is that we have trees up here and for some of us that we can afford we can build our own homes but in the East it is very hard for them to get to the supplies and everything is very high and all the other problems were similar to the West.

I don't blame the people for not coming out tonight, it is very beautiful out and I would rather walk down by the river too. I would just like to encourage anyone that is here tonight to put your views and concerns so that it would help us when we make our recommendations and we will be making an interim report for the November sitting. Once again, I would just like to say thank you for inviting us.

CHAIRMAN (Mr. McCallum): Thank you, Eliza. Again, we are here to listen to the concerns that you have. If you know of other people who are not here this evening who very well may have some comments to make on housing we would appreciate if you would indicate to them that we would still be open to receiving written communications from people in the community.

So if there is nothing further to add from Members of the committee I would ask you in the audience to come to the mike and express your concerns about housing. Again, I would simply like to remind you if when you do if you would mind identifying yourself so that we can associate the remarks with individual and there will be some break in between. So with that, if there are concerns, I would ask you to make those known to us now. Don't be shy!

MAYOR KATHLEEN BJORNSEN: My name is Kathy Bjornson and I am Mayor of Norman Wells. I would like to welcome you all to Norman Wells and I am a bit disappointed at the turnout here tonight and as Eliza said can't really blame because it is a beautiful evening.

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SPECIAL COMMITTEE ON HOUSINGNORMAN WELLS, JULY 9, 1984

CHAIRMAN (Mr. McCallum): Good evening, ladies and gentlemen. I would first like to thank you for coming out. I know it is not the best of possible evenings, the weather so good as it is -- to come out to discuss housing problems in the hamlet of Norman Wells. However, we here are a special committee of the Legislative Assembly of the NWT, formed to look into the problems concerning the operations of the Housing Corporation and housing in general in the NWT.

The committee is made up of three Members from the Eastern NWT and three Members from the Western NWT, together with some alternate Members. All of us are elected as Members of the Assembly. We are to report back to the Legislature within the year based on the submissions, briefs, concerns and research that we hear as we travel throughout the Territories.

My name is Arnold McCallum. I am the Member from Fort Smith, Slave River constituency. I serve as the co-chairman together with Ludy Pudluk who is from Resolute Bay, he is not here this evening. Included as Members of the committee are Mr. T'Seleig who is a representative of this constituency, Sahtu. Mr. Joe Arlooktoo on my immediate right who is from Lake Harbour as the member from the constituency of Baffin South; Mrs. Eliza Lawrence who is from Yellowknife and represents the constituency of Tu Nadhe; Mr. Red Pedersen who is from Coppermine and represents Kitikmeot West constituency. We have one of the alternative Members who is a Member for Yellowknife North, Mr. Michael Ballantyne. There are other Members who are not here, I indicated Mr. Pudluk, but as well Mr. Eliza Erkkoo who is a Member from Foxe Basin; Mr. Sam Gargan who is a Member from Fort Providence and Mr. Michael Angottitauruq from the Kitikmeot East.

So we are here to listen to comments concerning housing ideas that people may have about any aspect of housing in the NWT. We are not here to give you any kind of answers to the questions or concerns that you have. We are here to listen to those concerns and that we will then bring those concerns together and make a report to the Legislature in November. It is not a committee of the Housing Corporation, we are Members of the Legislative Assembly. We will report back to the full Assembly what we have been attempting to do and will continue to do is to visit as many communities in the NWT as have requested us to appear before them asking the public, the elected people, various organizations, to express their concerns to us and suggestions for making housing more appropriate to the concerns or the needs of individual communities and or regions of the Territories.

I indicated that we are not here to give you the answers to it. We would want to hear concerns about housing, we met this afternoon with Lynn and her local housing association and listened to concerns that they had but I am sure that there are other concerns that people may have about housing generally. We are concerned as I said about the delivery, the allocation and actually the construction if you like, about the supply, ship and erect of housing in the Territories. There is very little that we can do about private housing but we are concerned about the public housing as well as staff housing of the GNWT.

So without any further, I would ask if there are any other Members of the committee who would want to say something before we get into hearing concerns as expressed by the public. I would ask that if you are to make any kind of comment, if you would indicate your name because we are taping these proceedings. I expect Penny, that we would want people to use the microphone over to my immediate right. If you would indicate your name, then we can identify the comments and apply those comments to an individual. We also have instantaneous translation in Inuktitut and I would ask you to recognize that, it is instantaneous, you don't have to really slow down because the capability is here to continue with a flow. I am not asking you to break up the flow of your comments but recognize that we must have that instantaneous translation so all Members of our committee can hear and if Mr. Erkkoo will speak you are being given some do-flickeys or whatchamacallits so that you can hear it he will speak in Inuktitut and you will hear it obviously in English.

As you know, Norman Wells has been the focal point of a major resource development project for the past few years and we believe that exploration and further resource development in the Norman Wells area will continue for years to come. Along with this development has come the large numbers of people and hence some problems associated with the population boom. One of the major problems associated with this influx of people in Norman Wells is a chronic need for housing and a system or program delivery to meet these needs. We are aware of cases in this municipality where two and three families have been known to live in a single housing unit. In our opinion, this is unacceptable. We have identified a definite need for affordable bachelor type accommodations. In this view we would suggest that a survey of local residents be undertaken immediately to access the current housing requirements in Norman Wells.

We would also suggest that a public awareness program be initiated to inform the people as to what assistance programs are available to build their homes or make application for public housing. Another suggestion that we feel important is that some sort of assistance in arranging for mortgage money should be put in place to enable citizens to be informed of and have access to these moneys. Our submission is short but pointed and in summation we would submit that in all likelihood exploration and development in and around Norman Wells will continue into the foreseeable future. We can only see our housing needs being on increase and therefore your assistance in recommending an increase in affordable housing for our community would be most appreciated. Thank you.

CHAIRMAN (Mr. McCallum): It has been the practice Kathy after, if I may, since we know each other I can say Kathy, after an individual makes a presentation to have some of the Members of the committee pose some questions, if that's all right with you.

MAYOR KATHLEEN BJORNSON: That's fine.

CHAIRMAN (Mr. McCallum): So I would then ask if there are any Members of the committee who would like to pose any questions to the Mayor. Michael.

MR. BALLANTYNE: Thank you, Mr. Chairman. I have a few questions. We had a very good meeting today with the housing association and I would think that the impact of the building of the pipeline is really one of the major considerations, the major consideration here right at this time. And I wonder, John T'Seleie brought it up today, is that the housing shortage that you face right now, I understand that by the end of September most of the sort of labour intensive work the pipeline will be finished. Do you think at that point the problem will be lessened?

MAYOR KATHLEEN BJORNSON: I don't feel the problem would be lessened because of the future exploration and resource development there is going to be in Norman Wells. And right now I feel that with the project several of our local residents are still going to continue to live in Norman Wells.

CHAIRMAN (Mr. McCallum): Michael.

MR. BALLANTYNE: Another problem that came up today is that if somebody, for instance, wanted to build a home under one of the programs offered by CMHC or the Housing Corporation, that there is some difficulty in timing their acquisition of land with the package coming up. And we weren't really clear in actually how land is allocated here, whether or not it is the municipality that sells lands to individuals or do they get it from the federal government. Who actually is the body responsible for giving out land to build houses?

MAYOR KATHLEEN BJORNSON: The Hamlet of Norman Wells is responsible for allocating land to an individual but it is actually the local government from Yellowknife that handles the leases and the transfers of lands.

MR. BALLANTYNE: So then if I could, Mr. Chairman. Do I take it, is the land within the municipal boundary, Commissioner's land that which isn't specifically municipal land. It is not federal land we are talking about.

MAYOR KATHLEEN BJORNSON: No.

MR. BALLANTYNE: It was unclear today. So you are saying that if somebody gets a lot one year they have a year to build, now is that a Local Government policy or is it a municipal government policy?

MAYOR KATHLEEN BJORNSON: Right now, it is a Local Government policy for Norman Wells. They have one year to develop after acquisition of land -- to start development.

CHAIRMAN (Mr. McCallum): Could I just clarify, Madam Mayor, when you say develop, they must make improvements or does a project have to be such as a house have to be completed within one year or is it just that they would have to make some improvements?

MAYOR KATHLEEN BJORNSON: Just make some improvements.

CHAIRMAN (Mr. McCallum): I wonder Kathy if you would mind just speaking into the mike -- we are having a little difficulty getting it coming back. Mr. Ballantyne.

MR. BALLANTYNE: If I could just follow up this specific point. Do you feel that you would rather that the hamlet had that power rather than Local Government had that power and if for instance if somebody runs into a problem with timing of their package what have you, can they come to the hamlet or do they actually apply to the Department of Local Government for an extension?

MAYOR KATHLEEN BJORNSON: They apply to the hamlet for an extension and which we are very lenient on extensions because of the development period in Norman Wells which is only possibly four or five months in barge season. A lot of extensions have been given to people in regards to development.

CHAIRMAN (Mr. McCallum): Are there other questions? Mr. Pedersen.

MR. PEDERSEN: I would just like to clarify "local government". When you say it is local government policy and you say the hamlet grants the extension. Is it the Department of Local Government or the local government, in other words the hamlet?

MAYOR KATHLEEN BJORNSON: I believe it is the regulations of the Local Government in Yellowknife.

MR. PEDERSEN: Department of Local Government.

MAYOR KATHLEEN BJORNSON: Right.

MR. PEDERSEN: Thank you.

CHAIRMAN (Mr. McCallum): Any other questions? Mr. Ballantyne.

MR. BALLANTYNE: If I get into another subject. In Yellowknife we are facing some of the same problems with the housing shortage and there are other options available. Rather than for instance the Housing Corporation building apartments for single people. Is there any reason why some private entrepreneur wouldn't build an apartment block in Norman Wells and if there are any sort of problems with it do you have any ideas how to encourage a private person to build apartments here in Norman Wells?

MAYOR KATHLEEN BJORNSON: We have tried to encourage developers to build apartment blocks in Norman Wells but a lot of them just feel it is not feasible.

MR. BALLANTYNE: I wonder have they told you specifically if it's because of high mortgage rates or because of uncertainty of the long-term potential for the population or have they told you the reasons why it is not feasible?

MAYOR KATHLEEN BJORNSON: There have been no specific reasons.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

A SPEAKER (Male): Can anybody from the floor answer that?

CHAIRMAN (Mr. McCallum): Well, I think Bernie that if you would like to just make note of it, of the comment, and then we would invite you to come and make a presentation, you can come back to it. Mrs. Lawrence.

MRS. LAWRENCE: Today at our meeting there was a concern made because of limited time that was put on the lot that was identified to build on. I know even with the roads and that into some communities they have problems in delivering the supplies on time to build and there is a limited time for barge season, do you ever consider making some kind of arrangement with Local Government regarding their policy in the time limited, because sometimes they have a year to develop but the supplies are not shipped in on time for them to build?

MAYOR KATHLEEN BJORNSON: I believe right now the development officer is in the process of trying to change the development time period.

CHAIRMAN (Mr. McCallum): If I may, Madam Mayor, you mentioned in your opening statement about the availability of mortgage moneys, I think you referred to mortgages. Do you have any ideas as to how mortgage moneys may be more accessible to people? Do you have any ideas on that at all?

MAYOR KATHLEEN BJORNSON: You know how people could find out how the money is available. Is this what you are saying?

CHAIRMAN (Mr. McCallum): Yes.

MAYOR KATHLEEN BJORNSON: I think only through possibly more meetings and possibly government officials being aware of what mortgage moneys are available in the hamlet itself so that the people in Norman Wells can come to some office of some sort and see what is available..

CHAIRMAN (Mr. McCallum): If I may just continue that -- do people who want to build, or do you know, it may be an unfair question to ask you, but do you know for example whether people in the hamlet, do they have difficulty acquiring mortgage money through a local lending institution, Imperial Bank of Commerce here, CMHC? Are there mortgage moneys available or do people have difficulty getting those?

MAYOR KATHLEEN BJORNSON: I am sorry, I can't answer that, I have no idea.

CHAIRMAN (Mr. McCallum): Would you have any thoughts about the GNWT, either itself or through another one of its agencies such as the Housing Corporation making additional mortgage moneys available given that the mortgage interest rates are obviously going up higher now and I think I was reading yesterday or Saturday that the TD Bank have quit giving out as of now, giving five or 10 year mortgages. I wonder do you have any comments or any ideas about how additional mortgage moneys could be made available or do you hear anybody talking about that in your community?

MAYOR KATHLEEN BJORNSON: I have no idea and I haven't really heard about people talking but I do feel the government should make more funds available for people to build housing.

CHAIRMAN (Mr. McCallum): Are there additional questions?

MR. MIKE MRDJENOVICH: My name is Mike Mrdjenovich. I am a local businessman. Basic feasibility actually -- it is not there because you cannot charge enough money to recover your investment, that's number one.

Number two, there is no money available. If you go any place further than Yellowknife, there is no money available from outside to the private developer to develop it because basically, number one, they think this boom in Norman Wells that everybody is talking about is going to be over very shortly and whether CMHC approves the mortgage or not, you are not going to get funds. I went through very few hard times of development in Norman Wells because I couldn't find the money. And number one, you have to charge a hell of a lot money in order to provide a unit in Norman Wells it would cost you approximately \$100,000 per unit. You have to charge just to recover the payment about \$1500 per unit which is for people paying \$1500, even if they make \$3000 take home, that is 50 per cent of their net income which is not feasible.

For some people in this town, public housing has to be available and some government assistance to that effect. I own some apartments in town and I own some housing in town and we are having a rough time trying to rent these places, the only people who can afford these places is corporations, like Esso and related companies working directly under Esso, but if a private person wants to rent the house or apartment it is impossible because he doesn't make enough money. I honestly think there is a need for public assistance, public housing.

I have a 12 suite apartment built two years ago when the rates were more reasonable and we have to charge \$1300 a month just to cover our investment, to make the payments, that's all and \$2500 per house, we have to charge and there is nobody in town making that kind of money to pay \$2500 per house. And if you go down south and try to ask for money, basically all throughout the Territories they know a little bit about Yellowknife, but they don't even want to hear about NWT because basically they don't know very much about NWT. They hear on TV once in awhile but I think the territorial government should spend some money for brochures or whatever or TV commercials and put us on the map actually because lots of people do not know what is happening here, what activities or anything.

CHAIRMAN (Mr. McCallum): Thank you. Mr. Ballantyne, did you want to continue on that?

MR. BALLANTYNE: Yes, Mike, that point has been made before and I talked to developers in Yellowknife and I guess what is happening, especially in the West because there has been such a downturn in the economy in the West for a number of years now, that lending institutions are very leery of lending money in the West, they don't perceive the North as really on an upswing. There has been no recognition of that and we brought that up a number of times in the House and our government is starting to talk to some lending institutions, say look, the North is really happening and we should start recognizing it as an economically up so of area as opposed to a depressed area.

But, I wonder, Mr. Chairman if I could go from that point, I think the point's been well taken and I think we've noted that and we'll be taking that back for sure. But just generally, if you wanted to encourage people to build their own homes, what sort of incentives do you see the government should be offering people in order to encourage them to build their own homes?

MR. MIKE MRDJENOVICH: Up here in Norman Wells, to build their own homes I think the government has to provide some assistance, some of the programs you are providing around Fort Smith area, SSHAG program or those programs because get the interest rate and 15 per cent --if you want to build a house you got to spend \$100,000 to build a house and 15 per cent over 10 years will cost you \$1500 in payments and that's approximate figures, a few dollars plus or minus. I really think you have to come up with a better interest rate. Subsidy in interest rates is number one and second public housing. I don't think anybody working for a living, unless working for the government get free housing or making \$5000, \$6000 a month cannot afford their own house. Maybe he can build a matchbox but spend \$40,000 but you can't build a house for \$40,000 we all know. And for approximately a liveable house, \$100,000 -- I feel it can't be done this far up north and that's not going only for Norman Wells. Norman Wells falls under the same situation as Fort Good Hope, Fort Norman, Fort Franklin -- we need public housing.

All those big people, big money, you guys are talking about there's only a full hand of the people making big money, the rest of the big moneys are made and the peoples stay in camps. There is still people working here for \$8, \$10 per hour. And there is a big money making guys come from -- union guys working for Esso or this pipeline project but there are local people without jobs, there is also native people here that were born here, they live here, they need housing and also business people. The businesses are not going too good, they cannot afford housing and that's lots of money for payments and this community shouldn't be looked at in any other way as any community down in the Delta or Coppermine or Cambridge Bay or any place else. This is the same situation that is every place else. Perhaps worse because big corporation comes here and can afford -- for example, I am renting some houses \$3300 a month to Esso. The price you know is boosted up, these big corporations actually didn't help the situation. The market was there and I was kind of supplying the market and now the price is up and now whoever builds a house -- he wants to lease the house at the going rate and I really think that this community is probably worse than communities around. We need just as much help as Franklin, Fort Norman and Fort Good Hope. Probably even more.

CHAIRMAN (Mr. McCallum): Could you give me an idea what it would cost, what your best estimate of putting in a unit that is approximately 24 or 26 by 40 or 42. What would it cost?

MR. MIKE MRDJENOVICH: Territorial government built six of them in the last couple of years and a price was established, you know tender price. It is about \$120,000, \$130,000. A \$120,000, \$130,000 house, if you want to put \$30,000 down, which is a healthy down payment and the mortgage is \$100,000, over 10 or 15 years or whatever, you're looking at about a \$1500 payment, which ordinary people can't afford.

CHAIRMAN (Mr. McCallum): Any questions? Mr. Pedersen.

MR. PEDERSEN: What would your operating costs in Norman Wells be on the average three bedroom house, utilities, heating, electricity, etc.?

MR. MIKE MRDJENOVICH: All depends on construction but I would say with electricity quite high here and gas is a little cheaper but I would say around \$600, \$700 a month.

CHAIRMAN (Mr. McCallum): Total utilities.

MR. MIKE MRDJENOVICH: A month, all depends about \$500 to \$600 a month. Averaged out over the year.

MR. PEDERSEN: What is the per kilowatt charge for electricity?

MR. MIKE MRDJENOVICH: I can't tell you exactly how much per kilowatt but I can tell you my power bill on the average house is some place around \$300, \$350.

CHAIRMAN (Mr. McCallum): Anything further? Mr. Mrdjenovich.

MR. MIKE MRDJENOVICH: If I can mention something else. We talked about CMHC. CMHC is looking reluctantly to insure any more mortgages, even if you can find funds for a house, they were looking at what you call one industry town and they think if this boom or whatever is over there is going to be surplus housing. And like the Mayor answered here, I really don't think so, this town is going to go on, there is other activities around, exploration, everything else but CMHC is looking at this town as a one industry town and they are very reluctant, it is really hard to get a mortgage. You were asking how easy it is to go to the local bank or how much -- if a guy even makes \$36,000, 40,000, 50,000 and wants to go to the bank and borrow \$80,000 or \$100,000 to build a house it would be just about impossible without CMHC insurance and I think they are really reluctant to insure any more housing because they call this a one industry town which is all the more reasons to provide some public housing here.

It's been quite a few years since Norman Wells didn't have any public housing. I believe it's been five or six years since the last house was built up here. And all around the other areas they have been getting some housing but not Norman Wells. I really don't think that Norman Wells should be treated any other way than the other communities. I think we are in a worse position than Fort Franklin, for example.

CHAIRMAN (Mr. McCallum): I have just one question, Mike. Do you have any views on the kinds of public housing, for example, size?

MR. MIKE MRDJENOVICH: I think public housing should be no more than 900 square feet, 1000 square feet. I don't think people need mansions. If you need a public house then you are actually supplying the needs, you don't have to build a 1500 square foot house for public housing. I really think that is ridiculous to build big public housing. I think you can build it for a reasonable price, smaller houses, but build quality housing but not just big mansions. The government has been building previously all these 1400, 1500 square foot houses and a 1000 square foot will serve the purpose.

CHAIRMAN (Mr. McCallum): Thank you very much, Mike. Appreciate the comments. Are there others who would like to make any comments on aspects of housing?

Again, I sincerely mean it, don't be shy to speak your mind about housing. We are here to listen to those views, we don't have the answers but we certainly would appreciate hearing any concerns that you have. Mike.

MR. MIKE MRDJENOVICH: I missed one item. We got a number of lots which are presently being sold or some of them were sold and developed. A whole area, and that area doesn't have a utilidor and I can see a lot more people try to build houses that you don't have to spend \$7000 or \$8000 extra to put sewage tank and water holding tanks and everything right downtown, then you are paying the high price of delivery pump outs and everything else and territorial government promised the people they are going to have, like in one year, when they started this development area because they were supplying the land, lots of land was short and now they tell us it is going to be two years or three years before they put this utilidor. But I think there is lots of people that would be encouraged if you put that utilidor in. And I don't think it would cost a lot of money because they have the existing utilidor, they just have to tie it in one more phase and I believe they got the materials already there in the yard but they say they can't get enough money. I think we have to get our MLA to ask the Commissioner or the Minister of DPW to see if he can be of any help to push the government to spend some money and provide that because I really think that would help and encourage the people to build another 15 or 20 houses because we got 15 or 20 lots available there. But you know, you have to spend \$8000 or \$10,000 more to provide it and on top of it bigger costs for pumping sewer, delivery and everything else. I really think that would help. That's all I want to say, thank you.

CHAIRMAN (Mr. McCallum): We normally get this kind of a low, but there must be other concerns.

MR. BOB WAGESTER: I work for the housing association as the maintenance man. This year we asked or we have asked in the past to be put on a gas system as all our houses are on oil right now except four. This would be a great saving to us in our public housing. We have been refused by the territorial government or gas board or whoever to get gas. No gas permits are allowed.

I am with Mike in the fact that I don't see us adjusting the interest rate very well. I am inclined to believe that we have to reduce the cost of our houses. One of the ways that we can reduce the cost is the cost of land, utilidor systems and fill. The DOT Lake estates is very costly, to drive piles, to put fill in, to put in tanks and pump out systems. To expect to pay those costs -- there is no reason for a lot of it. In the South, and in British Columbia, the government has provided land for the people to build houses on, provide the services to do it with and allowed the people to privately go out and get their own money, build their houses. I am in favour of people owning their own houses because I see every day what people do to their houses if they don't care. And I am inclined to agree with the government in the fact that they are trying to get more private housing. I think it is a good idea but you got to reduce the price of the houses to the people. You just can't expect them to pay \$1500 a month plus their utilities and pumping in and pumping out.

I realize the utilidor systems and putting fill in, is very expensive but it is something that the government can do as a complete package. It is very difficult to do package housing on a co-operative set-up, but it is easy to do, to put so much fill to cover an area and put so many utilidors in as one package deal. And with that I feel that we could reduce the price of our land by a substantial amount. Thank you very much.

CHAIRMAN (Mr. McCallum): Mr. Wagester, if you wouldn't mind, there may be some questions. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. You sort of seem to advocate the whole home-ownership program and we have heard a lot about that in our travels and Mike mentioned public housing and probably everything ends up at affordable housing. Why don't we look at home-ownership with capital grants, subsidized utilities or we look at public housing rental program. What is the dollar figure per month that we are aiming at? What do we have to bring it to to make it affordable for the average resident in Norman Wells?

MR. BOB WAGESTER: In Norman Wells, this is very difficult because first of all you have a figure of 25 per cent that seems to be pretty standard across Canada and the NWT and all over. That's all very fine here, but we pay three dollars for a litre of milk, so instead of the 25 per cent figure for the housing part of it, is sort of unfair because our other costs are that much higher. Our utility costs plus our food costs and this knocks the hell out of the 25 per cent figure. It probably takes one persons wage plus half of another persons.

There is also two wage scales in Norman Wells, there are different types of workers here. There's people who work 40 hours a week and they get a normal wage and they have to contend with putting up with people who are making \$18 to \$20 an hour, they don't spend very much money here although they do spend some and large corporations are paying the bill, and they are paying dearly for it. So, it has given some people big bucks that are here. but they're not really the people that are living in your public housing.

I sort of forgot where we just got off there, but there is a definite difference, I believe, here, than there is in some places and one of the comments was that, I think we should have some smaller apartment buildings. I think there is some demand for it and I think if they are built properly they can be built within a possible -- what you've got here I believe is 15 apartment buildings, you've got 15 single family dwellings, you say, but I think that they are more inclined to be apartment buildings because of the lack of housing.

Did I answer your question, Mr. Pedersen?

MR. PEDERSEN: No, you certainly did not. I understand it is difficult to answer the question but I would have liked to arrive at a figure. The things you mentioned are not new to most of us, you are lucky you only pay three dollars a litre for milk, we pay a hell of a lot more, a lot further away. And the oil that we burn in our houses comes from here, we first have to transport it from here. We've heard a lot of comments, some for home-ownership, and people say you must subsidize utilities.

MR. BOB WAGESTER: You are asking me for a figure of what a fair rent is?

MR. PEDERSEN: What do we have to work toward in order to meet the housing demand in Norman Wells? What monthly figures should we be aiming at whether it be rental or whether it be home-ownership, obviously \$1500 that you mentioned, is too high.

MR. BOB WAGESTER: A realistic 25 per cent. When I say a realistic 25 per cent, I think you've got to take into account other costs. It is hard to work on a percentage basis when other costs are so much higher. Like is 25 per cent, to a man making \$20,000, as it is to man making \$100,000? Is it the same? It is not. You can see one man has \$75,000 and what does the other man have, he has \$15,000. Where you are paying "X" number of dollars for other things. It is not the same. I don't know what the answer is, but that's not the same.

CHAIRMAN (Mr. McCallum): Are there further questions? Mr. Ballantyne.

MR. BALLANTYNE: I understand that the economic rent is going from \$1100 a month to \$1600 a month and the cost of utilities are going up. I wonder, is one of the problems possibly that the public housing is not that well built, it's not well insulated, does that cause some problems putting the actual cost of operating a house up so high?

MR. BOB WAGESTER: As I commented earlier, we have tried to lower our costs. One of them was to use our own gas which we are burning up in flare pits here and we've been turned down. I haven't got the figures, there's other people who have the figures for the exact saving on it, but it's been put off for another year. We've tried to reduce these costs that you are talking about.

Another one is that we have three houses on pump-out system, we asked for a utilidor system to save money and that's been turned down. And most of it, it seems to me like it's been turned down by the territorial government somehow, not by the associations, not by this association anyways. We've always tried to reduce our costs.

MR. BALLANTYNE: I think you made that point -- that's a valid point, the fact that you tried to get natural gas but I wonder, the actual physical construction of the houses themselves, does that cause a problem? Is there adequate insulation?

MR. BOB WAGESTER: The log houses, I feel, are a very well structured unit for what they are being used for. The log itself is relatively maintenance free. Insulation value is suppose to be as great as a stick built house. I'm not entirely an architect to give you the exact figures but there are some around.

MR. BALLANTYNE: So you don't see that as a problem? You don't see actually in proving, if the seals on the window are good, I don't know if the houses move at all so that there's spaces around the doors, I don't know any of those things. Do any of those things cause you problems?

MR. BOB WAGESTER: Oh yeah, those problems are going on but I believe that to be the cause with every house, they require a regular maintenance and the houses do move here and there isn't a house, I believe, in this area that doesn't move because of the way it's built on pilings and it moves up and down. Some houses, you say the doors are out of whack, but a week later they are back. I think they follow a pattern. I think structurally, the houses are fairly decent although we have about three that probably aren't. The log houses are fairly well maintained.

CHAIRMAN (Mr. McCallum): Are there further questions? Mrs. Lawrence.

MRS. LAWRENCE: Thank you. I would just like to make a comment about the 25 per cent rent scale that they set up a couple years ago. Some smart guy from the South set this up without notifying anyone and it has been causing a lot of concern and problems for many people especially for single parents with two or three children. It has caused a lot of problems in many areas because some people felt that they are just working for rent and that's about it. There is no money left over for anything else because of that 25 per cent.

CHAIRMAN (Mr. McCallum): Are there further comments or questions? Mr. Ballantyne.

MR. BALLANTYNE: These 15 units that you have now, when were they actually built?

MR. BOB WAGESTER: 1975.

MR. BALLANTYNE: So there's been nothing really been built here since '75, is that correct?

MR. BOB WAGESTER: I don't believe so.

CHAIRMAN (Mr. McCallum): Thank you very much. Do others have comments that they would like to make?

MR. TED OZOLINS: My name is Ted Ozolins and I work for Esso Resources Canada here in Norman Wells. I would like to go over a couple of points that were brought up, maybe clarify them. The construction of the log houses presently in the housing association, insulation wise are below sub-standard. The insulation in the ceilings is six inches and not properly installed at that, not even giving you an R-20 factor. The insulation in the walls prior to them being stripped, the stripping was done without caulking therefore not giving much credibility to the stripping of those log houses, and therefore giving you an R factor of possibly an R-3, if we're lucky.

During wind storms, winds coming up from the south, south east, you can visibly feel the wind coming through the place bringing the cost of operation during the winter months considerably higher.

Looking at a realistic figure of rent, if perhaps we were being assessed at 25 per cent net rather than gross then the higher cost of transportation of material goods such as groceries or clothing would be offset and the rent scales more acceptable to the average person living in Norman Wells. The average salary in Norman Wells, aside from those working in high tech areas or high offset by companion union workers, is roughly around the \$10 an hour mark and then scaling down considerably from there. You would look at a person taking home roughly \$1200 a month, your rent is up around the higher \$400 a month scale. By the time you've gone and bought the necessities to exist up here, it doesn't give you much left for the following month and you start finding your families going month to month on whatever they are taking home.

Looking back at some of the programs set out by the territorial government whereas they were subsidizing the cost of heating fuels in parts of the Territories, if they were to do the same thing with transportation of goods into the Territories thus enabling the local person or anyone, whether it be Norman Wells, Fort Franklin or Fort Norman, to be able to afford materials to build a house then home building in the private sector could become a realistic venture. But until there is some form of incentive, I can't see how that can ever be brought about on any notable scale.

A point was also brought out that the lending institutions in the South do not recognize Norman Wells as anymore than a one industry town. That problem lies also in Yellowknife itself, so I can't see how that would alleviate the problem as far as the lending institutes are concerned. If one is so taken by the demobilization of Esso in 1985, that everyone has been blinded to the other, exploration, drilling, and other projects that are planned and are happening here at this time. So until the territorial government can enlighten the rest of the country as to what is happening up here, we're back to where we are, asking for more public housing. Thank you.

CHAIRMAN (Mr. McCallum): Say the average wage works out to about \$20,000 to \$22,000 a year?

MR. TED OZOLINS: On the higher scale of the average. There are a lot of people making a lot less.

CHAIRMAN (Mr. McCallum): Which would I guess make it about \$1100 or \$1200 a month, take home.

MR. TED OZOLINS: I would feel very safe with those figures.

CHAIRMAN (Mr. McCallum): Under the rental scale that you have here, would pay someone something in the vicinity of about \$300, give or take a few dollars a month rent. Is it your feeling, given the area that you're in, that that is an exorbitant amount?

MR. TED OZOLINS: Right. By all means, I walked into Safeways in Edmonton and thought there was a sale going on there and those were regular prices.

CHAIRMAN (Mr. McCallum): Well, regardless of where we live in the North, as Mr. Pedersen says, certainly there are places that are higher in the Territories, possibly the wages are lower. I'm not defending it, I'm simply asking your feeling, you feel that 25 per cent, given the zone that it is in, The Wells is in zone 3 under a rental scale, so it's about 275 depending on the number of dependants that is reduced from the 25 per cent figure, so it's anywhere from \$275 to \$300, if you're making \$20,000 plus?

MR. TED OZOLINS: Right.

CHAIRMAN (Mr. McCallum): You suggested that there should be a subsidy given by the government in terms of the transportation of goods. Are there any questions? Mr. Pedersen.

MR. PEDERSEN: Yes, Mr. Chairman, for my information. How much is a gallon of fuel oil in Norman Wells?

A SPEAKER (Male): 44.

CHAIRMAN (Mr. McCallum): You're saying that it is about 59.5 cents a litre, fuel oil, at the pumps. Any further questions? Mr. Ballantyne.

MR. BALLANTYNE: I think the point was made up, the Mayor, Michael and yourself, is that lending institutions sort of look at Norman Wells as a one industry town and they see that the heavy construction phase of the pipeline is over and they look at it that there will probably be some form of recession here, and all of you have said that this is not true. You've asked your MLA to help you out on that, but I wonder, would it be possible to get the facts to prove that because lending institutions are notoriously conservative. And it could be very helpful to your MLA if the hamlet council or whatever group of people here could sort of list these things that are going on and be able to prove that in fact there won't be a significant down-turn in the economy because of all these other things that will happen.

Maybe it's not fair to ask you, maybe I should have asked the Mayor but I just thought of that. Is it possible I wonder to get those figures?

MS KATHLEEN BJORNSON: (Inaudible)

CHAIRMAN (Mr. McCallum): I guess we have a problem Kathy. You say that there seems to be other companies who are willing to stay regardless whether things are on the downswing in other areas. Thank you very much.

MR. BERNIE FEODOROFF: My name is Bernie Feodoroff. I am presently working for Ranger Homes on a short term contract in this town. I've been in Pine Point since 1975, moved to Yellowknife last year in August and I have seen the last few months in Norman Wells here and I see no difference between Norman Wells and Pine Point. Now, as to Mike Ballantyne's question there, on moneys, it seems that institutions will not borrow money to towns like this unless the single employer commits themselves to a guaranteed salary for like peoples in the towns up to 15 to 20 years.

From the years I was in Pine Point, from 1975 to approximately 1980, Pine Point Mines would not forecast more than five years. Finally, in 1980, they went to 10 years, 1982 they went to 15 years, there's all kinds of money going. Boom, they shut down. This gives you a typical example of why companies such as is around Norman Wells, will not commit themselves. Does that answer your question, Mr. Ballantyne?

CHAIRMAN (Mr. McCallum): Thank you, Bernie. Any questions of Mr. Feodoroff? Mr. Ballantyne.

MR. BALLANTYNE: I think there is a slight difference between actual producing oil filled in a mine, but your point is well taken. I think what you are saying is that there is a certain amount of uncertainty especially in the resource sector about their long-term potential here in the North and, I know the Mayor mentioned the Polar Gas Pipeline which has been on the books for ten years I guess. And there is no certainty that that will ever be built and we really don't know now. But do you have any ideas if you truly believe that this community has a very bright future, how would you go about convincing lending institutions that in fact they should invest in Norman Wells?

MR. BERNIE FEODOROFF: That's a loaded question. How would I convince the lending institutions that they should lend money to Norman Wells? I personally don't see how I, as an individual, could do this. Although, I feel that in mind, all these big money institutions do know what's going on in Norman Wells and if they ever got their act together, you would think that they would possibly go to these companies, let it be oil companies, mining companies or whatever, and consult with them and get their best estimate as to what they are going to be doing in this particular area or any particular area, for that matter. And between two or three of them or whatever it takes, four or five of them, they should come up with a good idea, how long any area is going to last. Let it be five years, 10 years, 20 years, 100 years.

I personally know that Pine Point, for example, is good for 100 years, if the price is right. I also know of another good example, is Gunner Mines in Saskatchewan. They knew they were only good for 12 years, they plan it that way, all the money institutions plan it that way, the government plan it that way. They built it, they mined it and they got out. Why can't they do that anywhere else?

MR. BALLANTYNE: I wasn't asking you individually to go and do this but what we are looking for is what role government can play. We can make recommendations to our government and for what I sort of take out of what you've said is perhaps government has a role bringing together lending institutions and some of the major corporations, to see exactly what is the long-term prognosis for an area and what could be done. Do I get that from you? That might be a role that government could play?

MR. BERNIE FEODOROFF: Yes. There is no reason why government couldn't play that role. There's no reason why they shouldn't be doing it right now, in fact I was always under the impression they were doing that. Although maybe they're not doing it headstrong enough. Maybe they are just taking a back seat to it and they should be diving into it and making more decisions and more positive decisions and saying "This town is going to go, let's get behind it, let's develop it and go for it".

CHAIRMAN (Mr. McCallum): Are there further questions? Thank you very much, Bernie. Are there further comments anybody would like to make?

MS KATHLEEN BJORNSON: I think 90 per cent of the onus lays on the government because if the government increased its services in Norman Wells, such as better development into our water and sewer services, better telephone rates, a high school, it would encourage people to build in Norman Wells. That's all I have to say.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: If I could ask the mayor one question. Do you feel that with this whole pipeline experience, as mayor, that your hamlet was given enough resources to deal with the impact of the pipeline on your hamlet?

MAYOR KATHLEEN BJORNSON: No, not at all.

MR. BALLANTYNE: Could you maybe give us some examples of things that in retrospect you would have liked to have seen done to make you more able to deal with the problems of this pipeline and future expansion?

MAYOR KATHLEEN BJORNSON: Once again I am going to have to say better municipal services such as our water and sewer services, more funding to build up our roads, more funding for recreation, basically more funding for just about every service we have in Norman Wells.

CHAIRMAN (Mr. McCallum): Would you feel that funding should come from government, or do you see the proponent of any kind of development sharing or paying?

MAYOR KATHLEEN BJORNSON: With Esso, Esso has been very good to the community in regards to donations and some of the services they have been providing for Norman Wells, but with the government, we have been promised funding for years, or impact funding I should say, in regards to development in Norman Wells, but as yet have not seen five cents of it.

CHAIRMAN (Mr. McCallum): Any further questions? Thank you, Kathy. Anybody else? We are not trying to get rid of you. We really appreciate you coming out and sharing with us your concerns about housing and other particular concerns that are allied with housing. We have heard and undoubtedly will hear the same kinds of concerns being expressed in the other communities. I think we have been invited to go to approximately 40 communities in the Northwest Territories and I think that we have covered so far about 10 of them. We intend to get into other communities in this area as far as Tuktoyaktuk within the next week and a half, and we intend to then go into the area that Mrs. Lawrence represents and that I represent, south of the lake, and into the Central Arctic or Kitikmeot, as well as the Keewatin. So undoubtedly we will hear the same kinds of concerns. It may seem this is a one-way street where we ask for your concerns and you raise questions or you put forth suggestions and we do not come up with anything tangible as yet, but that is the rationale for us getting around, to hear the concerns of people within the communities. Hopefully, when we put together these concerns we can come up with something that will prod governments to do something about housing.

Again, I am not trying to rush you away. I am sure you have other things better that you would want to do, but I would again ask if there are others who would like to make any comments about housing as it affects Norman Wells. Mike?

MR. MICHAEL MRDJENOVICH: Yes, being involved in the housing industry in the territory, I have been watching housing problems. You are talking about future housing problems in Norman Wells, but you have existing problems here. What is the government going to do for existing problems in the community right now? There are people who have come up from Quebec or Manitoba or BC to look for jobs and these people have lived here for quite a few years and you have about five or six adults living in one house. I know for a fact there are existing problems. In the meantime, government or the Northwest Territories Housing Corporation are repairing all the houses, 24 by 30, and spending approximately \$60,000. Instead of selling these existing houses for a very reasonable price and building new ones that size, \$60,000 is enough money to build a new house of 700 square feet. Sell the existing houses for a good dollar to the people and maybe give them a little grant, or through some funding program, maybe give them \$10,000 to fix that existing house and you would have double the number of units.

I have noticed lately they have been fixing approximately 200 units and they are spending approximately \$60,000 per unit, and for a 700 square foot house, which is about \$90 a square foot, they could build a new house and sell the existing house to people that are already in there, and provide them with a small grant to fix it up and you would end up with just about double the number of houses. I have been watching for the last four years and this is what has been happening through the Territories. I am not just talking particularly about Norman Wells. So you could have new houses and the older houses could be fixed up with some kind of assistance. Lots of people are handy with tools and they themselves could do most of that work.

CHAIRMAN (Mr. McCallum): Just to answer the first question you asked, what does government intend to do not about the future but about the present, I think that is one of the questions that we will be asking, or the committee will be asking of the government. I agree, it is not just a concern for the future, it is a concern now, because there is a clearly defined need. The Mayor, in her opening statement said that there should be a survey done about information, but I know that the local housing association did do a survey as late as last month, so we have a copy of that, that they were kind enough to give to us, about a needs survey done in the community regarding public housing. I think the comments that you make, Mike, are some of the things that we will be looking at, that is, attempting where it is possible, to sell existing homes to the present leasees, the idea of providing maintenance money for rehab or something. I think those are the kinds of things that we will be looking at. I think there is some concern about trying to make available mortgage money from the government as well. I would take those as very good points. Those are the kinds of things that we will try to look at and discuss when we have gone around as many places as we can to get a greater amount of input, so I thank you for those comments. Are there any questions of Mr. Bradjenovich on the points he raises? Thank you very much, Mike.

MR. BERNIE FEODOROFF: Is the Housing Corporation still building log houses?

CHAIRMAN (Mr. McCallum): The corporation has a program called the home assistance program that provides funding to people who meet certain criteria, a particular grant to help them build log houses. I know the program is still in existence.

MR. BERNIE FEODOROFF: So what you are saying, Mr. Chairman, is the corporation still has this in effect that they build it themselves?

CHAIRMAN (Mr. McCallum): You mean an individual?

MR. BERNIE FEODOROFF: Right.

CHAIRMAN (Mr. McCallum): Yes, the home assistance program which replaced the old SSHAG program is still in effect whereby an individual, if he is successful in getting that grant, is expected to put in his own sweat equity into the construction of a home. That program is still in existence.

MR. BERNIE FEODOROFF: How are these homes normally heated?

CHAIRMAN (Mr. McCallum): Well, as far as I know, most of these homes are wood heated rather than with oil. Most of them have been built in the West here.

MR. BERNIE FEODOROFF: Maybe I should enlighten your committee here on log houses. Since the time I have been in Yellowknife until about two months ago I have been working for an architectural engineering firm as a mechanical designer and I have had the opportunity to explore the feasibility of log homes in the north. A log home in the North is a waste of money as far as heating is concerned, conventional heating, unless you insulate the exterior of the logs and you use logs as thermal mass to help you heat the interior. But if you do not insulate the exterior it is a waste of money except in marginal weather, but once the weather drops below 15 degrees, then if you are using oil or gas heat or whatever, you are just blowing heat right out the walls. So this is a consideration for you as a committee to think about when you are looking at log homes. Thank you.

CHAIRMAN (Mr. McCallum): Mike?

MR. BALLANTYNE: Did you actually do a study on this?

MR. BERNIE FEODOROFF: I did not do a study on this. I just read a report on studies that have been done from other firms.

MR. BALLANTYNE: Could you, in a letter, make available to us some of these studies or at least let us know where they are so we could have a look at them? We would appreciate that. Thank you.

MR. BERNIE FEODOROFF: I certainly can, yes.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

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MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to make a comment. I realize that a lot of studies have been done but I just want to remind Bernie that I am one of those who was brought up in a log house. We had a wood stove, and there were 13 children in our family, with my mom and dad that was 15, and we managed very well. A lot of us had our own homes at one time until this housing association came into the Territories and encouraged people to move into these box-style matches -- that is what I call it. This log home was a home for me. It had an upstairs and a downstairs and a kitchen and everything. They encouraged my parents to move into this cheap looking house for two dollars a month. Over a period of time they were going to be able to own this home. As it turned out they lost all the policies and they hiked up the rent. As soon as they moved into this house, they tore down their old home. There are many cases like that, to the point where people have no turning back. They have to depend on this public housing. I strongly believe that we can go back to the wood stove with no problem regardless of how many studies are done.

MR. BERNIE FEODOROFF: That is why I asked how they were heated. If the people who live in the homes go out and cut their own wood and use it for heating then it is quite adequate. It is no money out of their pocket. But on the other hand, if the same people take that same house, Eliza, and put an oil furnace in it, they will find it will cost them a small bundle to heat it.

CHAIRMAN (Mr. McCallum): Bernie, I think Mr. Ballantyne has made a good request. If you have that information we would be more than appreciative of receiving it, if you would make it available to us.

MR. BERNIE FEODOROFF: Yes, I have that information at home and the next time I get back to Yellowknife I will make it a point to dig it out and give you a copy.

CHAIRMAN (Mr. McCallum): Penny Amond is here with us. I forgot to introduce her and the other people that are here that will be accompanying us, but if you want an address to which you could send this material, she would be more than willing to give you that address, so you could put that in the mail to us. Thank you kindly. Again, I do not want to sound like an auctioneer, going, going gone kind of thing, because we are here for as long as you want to make any comments. If there is nothing further, perhaps I could sum up some of the kinds of concerns that were expressed here to get some kind of consensus from you as to these problems as you see it.

First and foremost, I get from the Mayor as well as other people: that regardless of what is going on now, the town or hamlet or municipality will survive because of the people here, that will not take away the need for housing units in the community; that in point of fact, we as this committee, should make it a point to bring to the attention of whomever, that there is a two-wage plus economy to the town; that those who make the large dollars do not necessarily live in their own homes or require public units because they are in camps and they are in and out of the community; that there is a shortage of housing, specifically bachelor units; and that there are delivery problems in getting the materials for the unit into the community; that there should be smaller units built; and that costs should be reduced, that is the cost for landfill, services; and that there should be revisions to the rental scale.

I have marked down those concerns. There may be others that will be on our transcripts but I hope I have summarized most of the major concerns that you have expressed here this evening. I want to assure you that we will take proper notice of those concerns because as I said, we will undoubtedly hear the same kinds of concerns being raised in other communities, and that in making a report, suggesting directions that government and other agencies should take to attempt to correct these, that they will be brought to notice. I am not trying to go through everything that has been said but again, I just highlight those particular concerns. If there is no other person who wants to say something I want to, on behalf of the committee, thank you very much for the invitation to be here. It is always a pleasure to come to such a beautiful part of the Territories. I say that not to be facetious or just to sugar coat people who live here, but we, each and every one of us, I think are very pleased to be here in this part of the Territories and I thank you for your presence this evening and I hope that we will be able to address in our report, and in the recommendations we make in our report, those concerns that you have brought up.

Would there be any other Member of the committee that would want to say or add anything further? So if there is nothing further, and again I want to assure you that we are not trying to cut you off, I would again simply reiterate our thanks for the request to be here. We appreciate the comments you had and in Eliza's words -- mashi cho, and thank you very much for being here.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT GOOD HOPE, JULY 10, 1984

CHAIRMAN (Mr. McCallum): We are here as a special committee of the Legislative Assembly of the Northwest Territories to hear concerns that you have about housing. My name is Arnold McCallum, I am from Fort Smith in the Northwest Territories. With me seated at the table are the other Members of the special committee: your MLA for Sahtu, Mr. John T'Selele; Mr. Joe Arlooktoo from Lake Harbour, representing Baffin South; Mrs. Eliza Lawrence, MLA for Tu Nede, representing the area around Fort Resolution; Mr. Red Pedersen who lives in Coppermine and represents Kitikmeot West. We also have two alternate Members: Mr. Sam Gargan who is from Fort Providence; and Mr. Micheal Ballantyne who is from Yellowknife. There is another Member of the committee who is not here tonight, who is co-chairman of the committee, Mr. Ludy Pudluk from Resolute Bay in the High Arctic. We have two other Members as well: Mr. Michael Angottitauroq from Gjoa Haven and Mr. Elijah Erkloo from Pond Inlet.

We are here in Fort Good Hope to hear the concerns that you people have about housing. We have been to other parts of the NWT and have been listening to the concerns that people have in other communities, specifically in Colville Lake earlier today and we were in Norman Wells yesterday. The committee also has been to the Baffin and parts of the High Arctic, from Resolute to Grise Fiord, Arctic Bay, to many of the communities on Baffin Island -- Pangnirtung, Cape Dorset, Lake Harbour. We intend to visit as many communities as will or have asked us to appear in the community.

We are here not to give answers to the questions or concerns that you have, we are here to listen to what you have to say. Because we are a committee of the Legislative Assembly, we will have to make a report to the Legislative Assembly and hopefully make some recommendations about housing, that is in the supply of housing, the allocation of housing -- who is to get the housing, and how the housing should be delivered to communities.

We have received requests from approximately 40 communities in the NWT to go to visit these communities. We are not part of the Housing Corporation, we are a committee of the Legislature because we are all elected MLAs. We want to hear what you feel are the problems or the concerns that you have about housing, we will take note of them, Members will undoubtedly want to question anyone who does make a presentation to us this evening and we would ask you to allow that to occur.

Before we go into very much more, I would like to, on behalf of the committee, as well as the people who are with us tonight, interpreters, our technical staff and our co-ordinator, Penny Aumond, to thank the women and gentlemen who provided us with such a lovely supper tonight, as well thank Tom and Andy for driving us around the community today and of course thanks to those responsible for taking us out to the rapids on a boat trip. As well of course I want to thank the Chief and the people associated with the community for inviting us here to come to Fort Good Hope to hear about your concerns.

All the proceedings are recorded so that we will be able to keep track of what is being said. If you want to make a presentation I would ask you to come to the chair or the desk here, to indicate your name, then we will be able to get it translated into Inuktitut for Mr. Arlooktoo and you may speak in English or in Slavey, we have instantaneous translation. The only difficulty we may have is that if you speak in Slavey it will have to be translated into English and then translated into Inuktitut, so I would ask you to slow down so that translation can occur and we will be able to have our translators get in position to have it done.

One final thing. Penny has passed out these receivers so that you can get the translations, I would ask you to leave them on the bench when the meeting is ended and they will be picked up later on. So I guess with that as an introduction, I would like to ask the Chief to come forward to say a few words, if he would like, and then I would like to ask Mr. T'Seleie and other Members of the committee to add any remarks they would like before we get into hearing my presentations. So if we are ready for that. Mr. Barnaby.

CHIEF CHARLIE BARNABY: Thank you. I am the Chief of Fort Good Hope. On behalf of the band I would like to welcome your committee to Fort Good Hope. This housing problem has been going on for a long time. I guess it is a problem all over the NWT, not only Good Hope. We started home-ownership in 1980 and this year they only gave us three houses to build, it used to be five. The first year I believe it was seven. It is going down because the money is scarce, it has to be spent all over the NWT. That is what is happening. Again I would like to thank you for coming to our community and you will hear a lot of peoples concerns. Instead of working through the phone we will talk to you in person, the way it should be.

Since 1980, when we started the home-ownership, we had this man, Tom Erger involved with us all the way through. I will introduce Tom Erger and I guess he will speak to you about what is happening, so I will give the chair to Tom.

CHAIRMAN (Mr. McCallum): I wonder before your presentation if I could ask the local MLA, Mr. T'Seleie to add a few words.

MR. T'SELEIE: Thank you, Mr. Chairman. I will not say much except to say that the housing committee was set up in February 1984 and it was set up mainly because there was a lot of concern all over the NWT about housing. The Housing Corporation was set up in 1974 and since that time there has been no review of it, there has been no formal review of the policies, those types of things about the Housing Corporation. I think most Members of the Assembly felt that it was time to review the corporation and to see where changes could be made to it. That is what our job is, to take a close look at it. That is all I have to say for now. Later on I would like to make a presentation to the committee perhaps after Mr. Erger's presentation.

CHAIRMAN (Mr. McCallum): Thank you, Mr. T'Seleie. Are there any other Members of the committee who would like to say anything at this time. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say thank you to the community for inviting us here and for the evening meal we had tonight. I would also like to encourage everyone to come up and tell us their views and concerns so that would help us in our recommendation. Like Mr. T'Seleie said, there is a big problem with housing in some communities and because of that we have established this special committee to tour the communities to hear your concerns. So I would just like to tell everyone to come up and tell us your concerns. Mahsi cho.

CHAIRMAN (Mr. McCallum): Thank you, Mrs. Lawrence. Mr. Erger then, if you would like to make a presentation.

MR. TOM ERGER: I am housing co-ordinator for the Fort Good Hope Band Council. I would like to welcome the committee and hope you have enjoyed your stay here. We appreciate your coming to the community to listen to our concerns. I thank the band council for asking me to make their presentation. The concern for housing goes back a long way in Fort Good Hope. I have prepared a statement here and I would like this statement as it is written here to be put on the record. I will not read it word for word, I will just sort of do a summary.

In December of 1980, our Chief Frank T'Seleie and the band manager at that time Bob Overvold, went to the housing committee, Mr. McCallum was the president of the Housing Corporation at that time. People were quite concerned because they had lost control of the housing situation in Fort Good Hope. Many years ago people were responsible for their own housing and then through the years people felt that they had lost control of the situation, so Mr. T'Seleie and Mr. Overvold approached the Housing Corporation, concerned that they would like more of the control turned back over to the community.

In a meeting in December they approached the Housing Corporation and asked that no more prefab housing be built in Fort Good Hope and asked the corporation for assistance in starting the home-ownership program on an on-going basis. At that time, Mr. McCallum and George Forrest made a verbal commitment to the community that there would be 30 houses built over a period of three years.

Starting in 1981, keeping to their commitment to help Fort Good Hope get started, they agreed to build seven SSHAG units in the community that summer. The SSHAG units, I am sure the committee knows, where a person is selected to build his own house and the corporation would give assistance through buying material and some labour money. At that time seven units were designated to Fort Good Hope and the community was quite happy with that commitment but as the summer progressed they became quite frustrated with the corporation in the fact that the corporation sent one person out of the community here for a two week training course in Fort Smith, on a log building course, to learn a new style of log building which was really foreign to the people here. The Housing Corporation more or less told the people who were building these houses that they had to build the houses this way.

This was a new construction that had sort of caught on in British Columbia, it is a scribed method where the logs are scribed and they have to fit exact to each other for the house to be of any value insulation wise. The people became very frustrated with this method of building, they had not been involved with it at all. The old style of building was to leave about an inch gap between the logs and then it would be filled with insulation and varnish put over and it would act like a vapour barrier. This type of house was quite warm and structurally it was very sound, but the people were not allowed to build this type they had to build this new way. As the summer went on -- the material came in later to start with and the material was just dumped at the sites and the people were told to go ahead and build their houses. If anyone has tried to build their own house, it is quite a technical operation and it takes some expertise to show people how to go about it. So consequently none of the units were finished that summer, a few of them were started. The log walls on a couple of the places were finished but all in all most of them just got started. It was a real mess.

So that winter the band council got together again and approached the board of directors of the Housing Corporation and asked that a pilot project be started in Fort Good Hope. With much lobbying and hard work on the part of the council and the community, we came up with a figure of \$75,000 per unit, we figured could administer the programs ourselves, deliver the packages and have them built in the same building season. This was accomplished, with the \$75,000 we set up a training program and we finished the log work on the previous years construction and we had 20 people involved in the training program. Then when the actual construction on the five units, at \$75,000 per unit, started, we brought in a professional log builder for each building and a general superintendent and we continued the training program on these log houses.

All in all the program went quite smoothly, being that all the money was right here, it was in our bank account, we would administer how we wanted, we could bring up resource people at our will. The program was a success. By December of that year the houses were 100 per cent completed and they were occupied. This was in 1982.

When it came time for the 1983 program, the community council assumed that phase two of the pilot program would continue, that the next year, in keeping with the commitment of the Housing Corporation that it would just be ongoing and we had hoped that we could increase the number of units maybe to seven or eight, being that it had been proven that the community could handle five, so we wanted to go to seven or eight units at \$75,000 each. In negotiating with the Housing Corporation apparently the money was not available. It was agreed that we would have a phase two of the housing program but it would be a special arrangement through the HAP program. This being where the Housing Corporation would supply \$30,000 per unit and we would get the remainder of the labour money from Canada Manpower. We agreed to this and so the phase two of the building program here involved five units.

The Housing Corporation designated \$30,000 per unit for the materials, they gave us \$2000 per unit for gravel pad and Canada Manpower designated \$17,000 per unit for labour. It was agreed that we would get an administration cost of five per cent of the \$30,000, which was \$15,000 per house. Again through great effort by the community and hard work by the individuals, the program was a success. By December of that year, all five houses were finished and occupied.

Going into the 1984 program, we asked again that we be given a phase three of the pilot project. We were told that again we would go with the HAP program, the same situation as the year before. We agreed to this, we had 30 applications for families wanting to build houses last year. When the Housing Corporation designated the number of houses we were to be given, we were given three units. It was quite disappointing for the community, being that there is a real critical housing shortage in Fort Good Hope. There is many houses where there is three generations of people living in one house, and young people with families living with their parents as well as the grandparents. I know of one house where there is 17 people living in one house. So the community was quite disappointed, but they were willing to take the three units.

Again the Housing Corporation supplied \$30,000 for the material, \$2000 for the gravel pad and five per cent administration cost. The administration cost went from \$7500 down to \$4500. There is no difference in administering five houses as opposed to three houses, same amount of phone calls, same amount of leg work, it is all in all the same amount of work but less money. So it put us in a bind for the administration funds.

Also one thing I did not mention in the phase two program is that the corporation designated \$20,000 for a co-ordinator, project manager in 1983 and this year that amount was cut to \$7000. We were cut to three units, our administration funds were cut by \$3000, our project managers funds were cut by \$13,000. So the people here are feeling quite frustrated with the housing. It is proven that Fort Good Hope has the ability to administer their own housing program, to deliver the packages, get the people in in one building season. Each year, as Charlie said, the amount of houses is going down, especially this year and each year the amount of money is cut down. The three years that I have been with the program, it has gone from \$75,000 a unit to the second year at \$47,000 per unit, to the third year at \$45,000 per unit. If this trend continues and with the rate of inflation, the price of food at The Bay and just prices escalating everywhere, but yet the funding for houses being cut down, at some point in the future we are not going to be able to deliver these packages for the amount the Housing Corporation is designating.

With this years building program, we have been given 20 houses in four years as opposed to the 30 houses that were verbally committed to Fort Good Hope in 1980. So at this time we are 10 houses short of the verbally designated amount in 1980.

Another frustration of the community is in your tour today you saw the low rental houses, the prefab houses, the new SSHAG houses and you saw houses that are quite old and in quite rundown condition. There are houses in town that have need shingles for years, they have need upgrading for years, and the people through the bureaucracy have trouble getting on to these programs, the ERP program for instances, the emergency repair program. Many applications are sent in every year and usually by the end of September the material arrives in Fort Good Hope, too late to be used that season.

One of the recommendations of the band council is that a set amount of money be designated to Fort Good Hope, including the home-ownership program, the emergency repair program, the elderly assistance program, and whatever amount of money that is to be designated that year, we recommend that the total amount of money be turned over to the band council or the Fort Good Hope Housing Society. These two bodies designate how the money be spent, whether it go into new housing or rehabilitation of old housing. That is all I have to say, thank you for your time.

CHAIRMAN (Mr. McCallum): Thank you very much, Tom. Who would like to lead off the questions? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. On the HAP program, you say you received \$30,000 for the package, administration allowance and site development \$2000, who looks after the freight on materials coming in?

MR. TOM ERGER: That is included in the \$30,000 for the material package.

MR. PEDERSEN: And what about the electrical package?

MR. TOM ERGER: The electrical package is also included in the \$30,000. Our freight bill from Hay River to Fort Good Hope averages around \$5000 per unit.

MR. PEDERSEN: Mr. Chairman, I think we should look into that. Mr. Ballantyne has the policy manual right now and it states quite clearly -- since he has it down there, if you don't mind there is something I would like him to read. Mike would you read that please.

MR. TOM ERGER: If I could add something, Mr. Chairman. In my presentation I failed to inform the committee, for this \$30,000, when I said the houses were 100 per cent complete, I meant 100 per cent complete as far as someone being able to move into them. This \$30,000 package enables us to put the shell up, close it in for winter, put linolium, a very low grade of plywood for a finish and the electrical package, but there is not enough money to put in plumbing. So it is still a honeybucket and a 45 gallon drum for water.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: If I could read, it is in the corporate manual and it is one of their policies. It says under this home-ownership assistance program: "Clients will receive assistance in the form of a material package not to exceed \$30,000 in value and the cost of freight, site development were required and electrical installation will be provided to and separate from the cost of the material package." So they put no limit on that cost of freight or the electrical package, they say it will definitely be provided.

MR. TOM ERGER: In the contracts that we have signed with the Housing Corporation in the last two years, it specifically says that we are responsible for the electrical package and the freight, not to exceed \$30,000.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: Tom, you mentioned that the way in which log houses used to be built were in fact fairly effective. After people have been trained in the new method, do you consider the new method to be superior to the old method?

MR. TOM ERGER: No I would not. Last year we built a house the old style, by choice of one of the clients, he used smaller logs that would in effect take down the "R" radian because you are using a smaller log but he sealed his house up very well and it is quite a superior house. I would say there is no difference, it is totally a choice of the owner.

MR. BALLANTYNE: To get away from home-ownership for a moment. How many new public housing units have been built here since 1975?

MR. TOM ERGER: I could not answer that question.

MR. BALLANTYNE: I just want to get it in to the record. I understand there has been none built.

CHAIRMAN (Mr. McCallum): Do Members have further questions? Mr. Gargan.

MR. GARGAN: I have a question regarding the amount of housing needed for Fort Good Hope, when you say that are you looking at some kind of a system where grants are given to a community on a per capita basis, something like that? Or are you saying that someone who is mean and aggressive gets more?

MR. TOM ERGER: I don't quite follow your questioning.

MR. GARGAN: There is about 28 Dene communities in the Mackenzie Valley and I wonder whether it is fair for the communities who are more politically motivated to get more whereas small communities who don't scream loud enough would not get anything. Do you think a more fair way of doing it would be on a per capita basis, based on population.

MR. TOM ERGER: I would like to pass on that question. I would like to just answer questions pertaining to Fort Good Hope.

CHAIRMAN (Mr. McCallum): Fair enough. Mr. Ballantyne.

MR. BALLANTYNE: First of all I would like to say that the brief that we got is very good. One of the complaints that we heard from every community we have visited is that they want more local control and more decision making within the community. In fact you went farther than most communities, Fort Good Hope has always been a leader in the whole municipal field, with some very specific points. I take it that you would like to see the money that is now decided by the Housing Corporation in different programs, that you would like to get the cash here, whether it is the band council or the housing society, to be able to allocate that whether for new housing or rehabilitation of old housing, or whatever, but you would like in this community that flexibility to make that decision here instead of being made in Yellowknife. Is that correct?

MR. TOM ERGER: Yes sir.

CHAIRMAN (Mr. McCallum): Are there further questions? Thank you very much Tom. Mr. T'Seleie, as the MLA is going to switch hats, or take his hat off. Shot John, your loaded.

MR. T'SELEIE: Thank you, Mr. Chairman. What I want to do is to talk to the committee as the chairman of the Housing Society of Fort Good Hope. This is a housing association that mainly takes care of public housing units and there is what we call a housing society which is kind of like a subcommittee of the band council. We started it in 1982 and the main reason that the housing society got set up is because we were being handed over some money from the Housing Corporation and they told us in order to become any kind of a body that handles money, you have to be a society to be legal. That was the main reason for setting it up. Since then we have mainly handled the home-ownership units, as Tom was saying. At different points at time I know the Inuvik office is interested in handing over control of the housing units in the community to the housing society but we never really pursued that discussion with them because we felt that the budget of the housing association was not enough to be able to do the job they were asked to do. So we never really got into discussions about transfer of public housing units to the housing society, mainly because they were not offering us a good deal. They were basically asking us to be the body that is responsible to collect rents. I know in the Eastern communities we heard that the housing associations were being asked to really do the kind of work that nobody wanted with very little support from the district offices. On that basis we never pursued anymore discussions with the Inuvik Regional Office on that.

The feeling of the housing society is that every year, I don't know what it is based on, but every year the government is responsible for some type of housing in each community and our feeling has always been if there is money allocated to housing in the community that it should go to the community and the community should handle the housing right from the start. Rather than having some of the money diluted into administration out of an office, say in Inuvik, that really has a whole bunch of communities to administer to and sometimes they get confused about what they are doing. So the way we think here, is that it would be much better if the government committed moneys to the community and the community would take care of its housing, all its new housing.

I do not have too much more to add than that, except to say that as we go along in the work of the committee, you will be hearing from me. Thank you.

CHAIRMAN (Mr. McCallum): Are there any questions of Mr. T'Seleie. Mr. Ballantyne.

MR. BALLANTYNE: I think the idea of a housing society to handle home-ownership programs is rather unique in the Territories. I guess it was Dennis Patterson who brought up the idea in Frobisher Bay, that perhaps the housing association should have closer ties with the hamlet councils or in this case, with the band councils. I understand that there is a very direct link with the housing society and the band council. I think that works a lot better than having them separate. Do you see any value in making the link between the housing association and the band council stronger than it is now?

MR. T'SELEIE: Yes, I think it is better if the association and the council of these bodies work together. I think it is much better. I am not too clear what you are asking.

MR. BALLANTYNE: Perhaps you could explain the link between the band and the housing society. You are a councillor in the band and you are chairman of the housing society. Is in fact the housing society really a subcommittee of the band council?

MR. T'SELEIE: It is a committee of the council, the way I look at it. Questions of allocation I think the band council always has a say in who gets new housing. The bookkeeping is all done by the band, but that is a big difference to what happens with the housing association. So there is a link there. I think it is a pretty strong one.

MR. BALLANTYNE: Do you think there would be any direct value to the housing association having that same sort of direct link with the band council, to be in fact a subcommittee of the band?

MR. T'SELEIE: Yes, I think eventually it would be a good deal, but as I said before, it would have to be a better deal than what housing associations are asked to do now. We do not see that better deal being there yet.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. The housing society concept is really new to me and really intriguing. The housing society has been involved first in provision of the SSNAC program and now in the HAP program. Once these houses are built and the owners move into the houses, does the housing society have any further involvement in these houses, in maintenance or administration of these houses?

MR. T'SELEIE: No, no further involvement. Except I guess as cases arise, if the head of the household is deceased and the house becomes vacant and there is nobody left to occupy it then I think the band would step in and reallocate the house.

MR. PEDERSEN: From that do I understand that even though people occupy the house, the ownership remains a communal ownership, that it is owned by the community through the housing society in case it becomes vacant?

MR. T'SELEIE: The housing society tries to enter into an agreement with each owner about the nature of ownership. What would happen, each person is different. Right now we really do not have a very clear policy on how it should work. We are working on it and it is sort of an ongoing thing. Right now we are mainly just worried about the shortage and those kinds of things. But the houses are maintenance free, there is no more financial responsibility on the part of the housing society, they become the persons responsibility for taking care of them, the power, water, and heating.

CHAIRMAN (Mr. McCallum): Anything further Mr. Pedersen.

MR. PEDERSEN: What I was sort of leading up to was if John could see in the rental program that is now administered by the housing association, what rental houses in the other communities have in the past been turned over to the people living in them for whatever cost, maybe a dollar and up and maybe become owned houses, now some tenants do not particularly wish to this, it would appear that there is a very efficient and successful housing society in Fort Good Hope, would there be any merit in the housing society taking over the whole block of rental units, rather than the individual tenants?

MR. T'SELEIE: As I was saying before, I know the district office has approached the band a couple of times about that. The housing society is not interested in getting in to just collecting rents. If we were allowed more leeway, more room, more resources to do that job, then I think discussions could start on it. It went to the point where the corporation was talking about handing over these units for one dollar each to the people, and then it would become the responsibility of the society to administer it. But we did not feel that we had a good enough deal to maintain the houses. There is still a lot of community work to be done on it.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. John, I will ask the same question that I am probably going to be asking in all the communities that we visit. As far as the band or the local housing authority goes, do you designate houses to individuals to families based on need, income, amount of people in family? What do you see as far as a certain amount of houses, say designated for the Western Arctic, how should they be allocated?

MR. T'SELEIE: I do not feel that houses should be allocated on the basis of which MLA screams the loudest for housing. I feel that it should be allocated on the basis of need, where the need is greatest. That is a policy I would like to see the government follow. If I could just say for the record, since 1975, which is nine years ago, there have been no public houses built in Fort Good Hope.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman, just one more question. John, do you feel there is a need for single accommodations in Fort Good Hope?

MR. T'SELEIE: Yes, there is a need for almost any kind of accommodation.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: A short question, Mr. Chairman. John mentioned there have been no public houses built or allocated in Fort Good Hope since 1975. Does Fort Good Hope want public housing or is it a preference to continue with an upscaled HAP program?

MR. T'SELEIE: The housing society has had a lot of applications from people who are living in rental housing to be on a home-ownership program. So going from that, I would have to say that people feel they should be living in accommodations that they feel they own, or that goes closer to that kind of policy, rather than being tenants. I think an upscaled home-ownership program would be our preference.

CHAIRMAN (Mr. McCallum): Any further questions? Mr. T'Seleie, if I may, the housing society of Fort Good Hope was set up originally so that you could receive the funding directly for housing under the pilot project is that correct?

MR. T'SELEIE: Yes.

CHAIRMAN (Mr. McCallum): Who are the signing officers of the society?

MR. T'SELEIE: The signing officer of the society is the secretary treasurer.

CHAIRMAN (Mr. McCallum): Only one? Mr. Tony Grandjambe.

MR. TONY GRANDJAMBE: I am the band manager for the community council. The way the housing society is set up is, we have the secretary treasurer and our financial controller overall in the community, he is not the sole signing authority but he has to sign all documents, especially dealing with the banks. There are three other directors and any one of them have to sign also.

CHAIRMAN (Mr. McCallum): Are those directors members of the band or members of the community council.

MR. TONY GRANDJAMBE: They are members of the community council.

CHAIRMAN (Mr. McCallum): I am not sure than whether I should be addressing this question to you or to John. Under the pilot project, who allocated those homes to individuals, or were they requested by individuals?

MR. T'SELEIE: The housing society allocated them.

CHAIRMAN (Mr. McCallum): Does the society under the contractual arrangement you have with HAP, does the society allocate those units?

MR. T'SELEIE: Yes. What we did with the pilot project was we had a public meeting with all those who wanted housing, then we drew up a criteria at that public meeting as to who should get houses. The people who felt they should have housing, spoke up for themselves and justified to the rest as to why they should have the housing rather than somebody else. I think it worked very well.

CHAIRMAN (Mr. McCallum): Any further questions. Thank you very much, Mr. T'Seleie. You can find your other hat now. Again ladies and gentlemen, as Mrs. Lawrence has indicated to you, we would appreciate hearing from anybody here this evening, about any concern you may have about housing. So if there are those of you who would like to talk about the problems of housing, we would encourage or plead with you to come forward and make a statement so that we could hear more. I am not trying to steal Mrs. Lawrence's thunder, if you like, I know she is very concerned -- she would like to see the women of the community give their concerns about housing as well. Mind you I am not limiting the rest of the evening to the women, but we would hope to hear other comments about housing from this large gathering. Mr. Barnaby.

MR. BARNABY: I am on the band council in Good Hope. As was mentioned before, there has always been a problem with housing, especially since the territorial government got involved in it. If you look back to before the government moved North, I mean everybody owned and built their own houses and had responsibility for everything they decided. They did it for themselves. About 1968 or 1969, there was a big push by the government to change everything around. I guess it involved everything, but it also involved housing. There was a lot of time and money spent introducing a new rental program of housing. At that time people were promised that they would pay a couple of bucks a month and they would have a lower rental unit, that is what they were called. So that was a pretty good deal, you get all your electricity and fuel oil plus the house for two dollars a month.

Along with that a lot of the old houses were destroyed. At that time there was no councils, nothing to advise the territorial government, they did not recognize the band councils, they did not talk to them. So a lot of the houses were destroyed, some of them were pushed over with cats, some of these people still do not have houses. Their houses were never replaced. Also they would have had no choice but a rental house, that means their houses were taken away from them and then they would have to rent from the people who took them away.

That is some of the problems. Later on, even after there was a council there was a lot of problems with the Housing Corporation. We used to deal through Inuvik at that time. At that time we had a settlement council and we used to have a battle all the time with the housing people when they came in. The people had no control of the program at all. They were told what they were getting and that was all there was to it, there was no room to negotiate. And then, in between the government and the people who were complaining, was the housing association, they were taking all the abuse and really they could not do anything because they had no authority to change anything.

Finally, after a lot of struggle and talking about it, the people decided not to continue that rental program anymore. So what has happened since then, was to work toward home-ownership, which was what we had before. People had their own houses and were responsible for everything in the houses, the repairs, water, heat, everything. We saw that as a good thing at that time, not only for housing but socially, good for the family and children and so on.

I guess it is still not controlled enough. The complaints in the past were because we did not have enough control here to chose what we were getting in terms of the housing program. I guess that is what we are finding out -- we still don't have enough control. The reason I am bringing this up is because there is a recommendation that we should decide for ourselves how the funds are split up between new housing, repair of existing housing, and so on. Because right now if you have a house that could be repaired, you have no money to repair it, the only choice you have is to build a new house and then you have a house that is livable with minor repairs and there is no program to cover it. So the community should have funds coming in to make sure that it is put to the best use.

Another thing is that there can't be only one housing program for the whole NWT. There has to be more differences for lifestyles in different parts of the country, and so on. There should be more negotiations with the community on what kind of program they need and how they would deliver it. As long as they deliver what they promise, that should be it. Sometimes there is too much interference.

The reason I am bringing up these past problems and the problems now is because I agree with the recommendation that we should be handling the housing here. We know what most of the people need and I think we would make the best choices here in the community. That is all I have to say for now.

CHAIRMAN (Mr. McCallum): George, there may be questions, if you would just hang on for a minute. Mr. Pedersen.

MR. PEDERSEN: I think George Barnaby has summed up the whole problem, certainly the history of it. I am very familiar with it because I was part of that program. I think the failing of the housing delivery program, with the Housing Corporation, always has been that there has been no consultation with communities, they have never allowed the communities to have any control whatsoever. I think that a home-ownership program where people have control over what they get, the type of housing, and some degree in quantity, is socially good for the community. I think that has always been neglected by the Housing Corporation, they concentrated on the technical part of providing a shelter, forgetting that providing a shelter is a tremendously large part of the social make-up of the community, it is after all where people live. The problem always has been that the corporation has always delivered to the communities what they think is good, instead of letting the communities get in on what they feel they need and what they want.

That the communities are different, is absolutely correct too. We are really finding that out on this tour we are doing. I am very grateful to be able to be here tonight. I have lived, for over 30 years, north of here on the Arctic Coast and I have never been to a Dene community until this tour. I have never had the opportunity. I have never seen how log houses are built. I know that your MLA, John T'Seleie, when he was in the Eastern Arctic with us had the same kind of experience. For the first time ever we saw something else and realize a lot better just how different communities are.

In a place in Baffin Island called Pangnirtung, I don't believe anybody believed when people talked about how strong the winds are. But the wind is so strong there that the houses are anchored into bedrock with cables over the roof, so they don't blow away. Unbelievable! And obviously such a place requires a different program from what Fort Good Hope would require. I know that is neither a question nor an answer but more of a comment. But I want to assure George and anybody else here that anything that is said is recorded and will be listened to and will be presented by the one body. We are Members of the Legislative Assembly and all we need is to convince the rest of the Assembly, the majority of them. The Assembly after all is the body that allocates that one and most important thing for any program, and that's the money. If we are ever going to get the proper housing program and the improvements that we seek, it will come out of this committee.

I want to thank George for his comments. I thought they were really excellent because they really summed up the problems, certainly the philosophical problems of housing over the years.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: Before I ask my question, I would like to say that the comments made by Mr. Barnaby and by Tom and John and the Chief, strengthen the comments made in every single community. Every community we have visited have said that they want more local control. Your comments are very helpful because that strengthens us when we make recommendations to the Assembly.

The question I have, I want to know your feelings about whether or not home-ownership is going to totally solve the problems of housing. The feeling in other communities is that there will always be people who will not be able to afford to operate a house, even if they get the house for nothing, without some form of assistance. I understand for the last nine years you have got no new public housing units. Do you see a big need now and in the future for public housing units?

MR. GEORGE BARNABY: No, not right now. That might change, but I don't think so. I think the big push is for home-ownership. I think that is what the majority of people want here.

CHAIRMAN (Mr. McCallum). Thank you, Mr. Barnaby. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I know exactly what you are talking about, when they first introduced that housing program in the NWT, I know the feeling. Most people owned their own homes at that time. I remember they came to my parents who lived in a nice log home that my grandfather had built, and we were born and raised in that house -- the government moved in and said that they could move into this new house for two dollars a month and over a period of time they would actually own the home. In the process, not even five years later, they start putting the rent up and they could not keep up at times because they were old. In the meantime, they had destroyed this log home, it was a home for me, the little box style house was no home.

I guess that is one of the reasons I was very interested in this Special Committee on Housing. Now that my parents are both gone, I have no home to go to when I go back to Fort Resolution. The same thing happened to other families as well, where they encouraged them to move into this two dollar a month house and told them they would own it, they destroyed their other home. These same families today have a heck of a time keeping up with their rent. The rent went up so high, to the point of where it was 25 per cent on their gross salary, even if you both work, husband and wife, they base the rent on the combined salary. It is causing a lot of problems and a lot of people are going back to home-ownership. I just want to tell you that I know exactly what you are talking about. I am one of the victims of those decisions that were made at one time, when we could not participate, we were not involved, they pushed all the guidelines and policies down our throat to a point where they lost all the control of the funding and everything. Now they come back to the people and now we are getting back on our feet again. So I just wanted to say that I know the feeling that you are going through.

CHAIRMAN (Mr. McCallum): Further questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. As far as the home-ownership program goes, most of the people that did get houses through the SSHAG or HAP program could afford to get these houses, are there any pensioners or welfare recipients under that program?

MR. GEORGE BARNABY: I don't think so. I am not right in there, I am not in the society but I think mostly young families are the hardest up for housing because we haven't had housing for quite a while.

MR. GARGAN: I will elaborate further regarding Mr. Ballantyne's question. If that is the case, it is only the younger people who can get into these houses -- do you still feel that there is a need for housing for the pensioners and the welfare recipients?

MR. GEORGE BARNABY: I don't know. I guess if there is, we will do it. We want more control, we want to make those decisions here. If there is a need for it then naturally we will do something about it here. I guess rather than have things decided by everyone else, it is better that we move further and further away from that. Give us the money and then we will carry out whatever is agreed to.

MR. GARGAN: Right now the rent scale for people living in northern public housing is based on income. Do you think it should be based on income or sources of income? In other words, if you are in a chancey occupation, say hunting and trapping, you should get a certain scale you are under. If you are a welfare recipient, you should get a different scale. If you are a full time employee, you should get a different scale. Do you think that is a fair way of doing it?

MR. GEORGE BARNABY: I don't know but I keep going back to having control. Something was offered to us which was already set up. We did not set it up ourselves, we are not negotiating anything new. I guess I could say that we are not satisfied with that program. If we are going to take over a public housing program then we would want to set it up ourselves, the way it runs, the rent scale, everything. Instead of taking over something that is set up by somebody else.

MR. GARGAN: For Fort Good Hope, I guess home-ownership is an ideal thing. But if you look at the Eastern Arctic, the situation is different there. They could never afford to own their own houses because it costs too much to build. When I was asking about the rent scale, it is just more or less to find out if there was a rent scale, what kind of rent scale you would like to see. If you have no comment, that is okay. But it is probably a question that will be asked. What John was saying before, depending on the geographical location and the community itself, you would probably get different answers to these questions. Thank you.

CHAIRMAN (Mr. McCallum): Further questions? Perhaps I may be allowed to just query a couple of things of Mr. Barnaby. George, I understand that you would prefer to have total control in the allocation of homes, in the size of homes built to satisfy the requirement of who will get the home -- I understand if you had the money, you could do that -- could you give us an idea of what you would consider would be an average size of home for Good Hope? What would satisfy people in the community? For example, can you indicate whether it should be 1000 square feet or metres, 900 square feet, 1500 square feet, what would you consider a good size of a home for a family in Good Hope? And can you give me an idea of what you think it would cost to build that?

MR. GEORGE BARNABY: I don't know.

---Laughter

CHAIRMAN (Mr. McCallum): Okay, I am asking the wrong guy, maybe I should have asked it of Tony or of Tom. Leave the question of the cost aside. Could you give me an indication of what you would think would be an ideally sized home?

MR. GEORGE BARNABY: No, I can't. Like I said I am not that involved in the housing program at all. But I know a lot of the problems with running a housing program, but I never had money to build a house, so I wouldn't know.

CHAIRMAN (Mr. McCallum): Maybe I could phase it differently. I am not trying to lead up to anything, so I have nothing untoward in it. Since you are on the band council you obviously get some feedback from people in the community, what is the feeling of people who have a 2000 square foot home as opposed to people who are living in smaller homes, is there any feeling that you hear of any kind of animosity amongst people that somebody is getting a large home and somebody else has to stay in a smaller home?

MR. GEORGE BARNABY: There might be but I haven't heard anything.

CHAIRMAN (Mr. McCallum): I just have one further question on this business of controlling in a community. I appreciate that it would work here in this community, it is a fairly tight knit community, but some of us represent smaller communities or larger communities, do you think that that kind of concept should go throughout the communities or go back to what you originally said first that there are different kinds of housing for different areas and there are different circumstances?

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MR. GEORGE BARNABY: I guess there are differences. I think the communities should have a choice of what kind of program they have and how it is handled.

CHAIRMAN (Mr. McCallum): Thank you very much, George. Mr. Grandjambe.

MR. TONY GRANDJAMBE: Before I get into the whole housing program, I would like to speak on behalf of an elder here. He indicated to me that he was one of the original people who had his house torn down by Indian Affairs and was promised to get a bigger, nicer house. This never occurred and right now he is living in a little one-room shack about the size of a porch. If anyone of the committee Members would like to take a look I can show you afterwards.

I was involved with the MWT Housing Corporation since 1977. I have worked for them as a program delivery officer for three and one-half years. If the Housing Corporation was implemented in the right way in the beginning, with proper community consultation, I don't think we would have run into the problems we in the Territories are in right now. The main reason that people got into the home-ownership program here is because the MWHC got involved in the SSHAG program. I was one of the ones that introduced it to Good Hope at that time. I was working in the Inuvik district. As I say the implementation was not wrong but it was not organized in the proper way. It was a fairly new organization because it began in 1974 and I think if there was a lot of study done I think it would have worked out properly, rather than the mess we are into right now.

The rental housing program, from my personal point of view, was implemented wrong. Especially in a community like this where everyone at one time or another had their own homes. Who lives in rental housing would not matter because everyone has different incomes, there are people who have social assistance who live in northern rental housing or public housing. It would be ideal for people if they could pay \$28 a month for the rest of their lives. They have the comforts. But again, it does not give an incentive to the communities. So the approach that Good Hope has taken is more of one of where people want to make everything worth-while for their families and the future of their families.

I also would like to say that with the home-ownership program that it has been a success after more control was given to the community. People know what kind of houses they want. They don't want big fancy houses, they want bigger houses. If everyone had their way and they had enough money to build their house they would make the most use of the money allocated to them. So myself, personally, I would like to see the home-ownership program pursued in this community as long as it is alive and being implemented from the corporation. That is just basically what I wanted to say.

CHAIRMAN (Mr. McCallum): Thank you, Tony. Are there questions of Mr. Grandjambe? Mr. Ballantyne.

MR. BALLANTYNE: I wonder if I could follow-up on the question that both Sam and I asked previously about the need for public housing in the community. It is my impression that there always will be some people unable to maintain a house that they own and they will have to have some form of assistance, but I wonder is there a list now of people who have applied for public housing? There has been nothing built for nine years. Is that because there is no need for it or because the Housing Corporation has said "we will not give you any"?

MR. TONY GRANDJAMBE: I understand there is a need for housing but not basically public housing. If everybody had their way, the people in the public housing units could throw out the furnace and put in an oil or wood stove rather than a furnace. A lot of the luxuries that you have in these public housing units are not even wanted by the tenants.

CHAIRMAN (Mr. McCallum): Thank you. Are there further questions? Mr. Gargan?

MR. SAM GARGAN: Thank you, Mr. Chairman. Tony, when you get into a homeownership type program there is an incentive to get into that program if they -- I guess my question would be, what do you mean by incentive as far as the home-ownership program goes because I am a bit lost. If you are getting something given to you, I do not know what kind of incentive you have unless you are a wage earner and you are making good money. But for the people in public housing that are on social assistance, there is no incentive for them to go to work because they would rather pay a small amount of rent rather than go into the wage economy and pay a large amount of rent. So I guess I am a little bit confused as to what you mean by incentive.

MR. TONY GRANDJAMBE: I think there again you have to approach the individual. Because there is a shortage right now, I think if people would move out if they were given another home-ownership program grant, I think they would move out and build their own out of that money if it is allocated

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to them. On these home-ownership grants the incentive is that you build your own house the way you want your house built and there are certain regulations that everybody has to follow, fire codes, electrical, everything. It has to go by the NWT regulations. But the incentive is always there. A person would feel much better if they built something themselves and they know they own it. My reason for the home-ownership program as opposed to rental housing is there is no incentive in rental housing at all, the way the housing program has been laid on the people in the past.

CHAIRMAN (Mr. McCallum): Are there any further questions of Mr. Grandjambe? Could I just carry on from Sam? Sam, when you say home-ownership you mean home-ownership if there are grants made available for it?

MR. TONY GRANDJAMBE: Yes.

CHAIRMAN (Mr. McCallum): What is the responsibility of the selected owner? What do you see the selected owner putting into home-ownership? What would he put into it?

MR. TONY GRANDJAMBE: What would he gain? Well, one of the guidelines is that you have to put so much sweat equity into the construction of your house, otherwise if you do not do anything on it it is up to the housing society to allocate that house to somebody else that will work and build that house.

CHAIRMAN (Mr. McCallum): Is that the practice now in Good Hope?

MR. TONY GRANDJAMBE: So far as I know all the houses have been built so I do not see any experience in that situation. There has been no situation like that yet.

CHAIRMAN (Mr. McCallum): But one individual cannot build these homes by himself. He requires some help. I think that is why the LIP grants or the federal assistance for labour was in and that is where the difficulty came in the past when that was taken away. You were able to hire somebody and pay them. The same thing happened with the pilot project. You took people into the community, you paid them a wage to help build the home, even though the individual also put some of his own sweat equity into it. But you mean home-ownership with a grant from the government of X dollars?

MR. TONY GRANDJAMBE: Yes. I do not think half the people in the community would be able to afford any money toward building a house by themselves, especially if they are hunting and trapping all year around and it is their only way of existence.

CHAIRMAN (Mr. McCallum): Are there further questions? Eliza?

MRS. LAWRENCE: Thank you. I just want to ask Mr. Grandjambe if he can take us to this elder persons shack after the meeting? I would like to see it.

MR. TONY GRANDJAMBE: Okay, but I have to ask him again if he is willing or not. I can show you the outer part.

CHAIRMAN (Mr. McCallum): And I take it, if I may again Tony, that if the community had control of the funding that it is conceivable that there would be something done to help people such as the individuals you are talking about, the elder, get a better home if you had the kind of funding available because I know that under the homeownership assistance program the individual has to put some kind of sweat equity and it would be very difficult to ask a lot of the elders to put that sweat equity into it.

MR. TONY GRANDJAMBE: Okay, there are a lot of other programs that could be applied here. Like you have the emergency repair program, the senior citizens repair program and I do not know if the rehabilitation home-ownership assistance program still exists, but I think if more and more of those programs were available to the communities I think a lot of people would upgrade their house rather than ask for a new one. As it is, a lot of them are still in good shape and all they need is a repair program.

CHAIRMAN (Mr. McCallum): I only have one final question. Do you know if any of the senior citizens repair money came to this community in the past year?

MR. TONY GRANDJAMBE: We did send in applications but I have not heard as yet if any have been allocated to Good Hope.

CHAIRMAN (Mr. McCallum): Well, if there are no further questions of Mr. Grandjambe then I thank you, Tony, for your comments.

MR. TONY GRANDJAMBE: I also have this extensive outline of the presentation that was made by ?? earlier and if the committee would like to bring it down to Yellowknife and send us back some copies, because our photocopy machine is not working.

CHAIRMAN (Mr. McCallum): I noticed that in the first page it indicated that there was information attached and it is not attached. Is that what you are referring to?

MR. TONY GRANDJAMBE: Yes, the more intensive one.

CHAIRMAN (Mr. McCallum): Well if you would make that available to Penny, our co-ordinator then I am sure Penny would be able to take it and make copies and send back your copy as well. Are there others who would like to talk about housing, and again it can be done either in English or in Slavey, so I would hope there is no reluctance to speak because of a language problem. We have very good interpreters.

MR. JONAS KAKFWI: My name is Jonas Kakfwi. I work at the school. I saw you today around the house and I invited you to look at what problems I have, not only me but some of our people, in those rental houses. I would like to repeat some of them. Quite a few want to talk so I will just make it short. I think 1971 was the time they first brought up those eight rental houses, the ones that I showed you. At that time my old man gave his house to us and that was a good log house, but anyway those houses were coming up so I put in an application. I got one of them, the one I am still staying in. At that time it sounded so good. They said it was only two dollars a month to start out with. About a few years later they said we could own them. At that time the inside looked a lot better than the way it is today. You have seen it. So I moved in and the next thing they tore down that house, two good-sized log houses that my dad left. One of them was their living house. The old one was a store. One broke so I went to fix the inside. They said those houses were no longer ours so they tore them down, got rid of them. I did not know they were trapping me but now they really got me.

At that time there was no running water or anything. We did not have many problems at that time. But those guys did not even ask us how we wanted those houses to be built and I do not think anybody ever knew. I have no place to go. At the time that house was still up I could have gone and asked for a grant of some kind and I could have rebuilt that house, but that was torn down. You know the way it is? You have to have light all day to look around for something inside the kitchen especially. And boy in the summer the sun looks so beautiful. It is a good thing we have windows in the bedroom, but when you go to the kitchen you have to put that light on. And they gave us so much power a month, decided our rent. If we go over our power limit we have to pay. It is in between \$20 and \$30. It does not take much but the power always runs over. The way I am thinking these days is that those people are trying to put us so much in a hole and then they could kick us out and make us live back in a tent or something.

I have been after that ever since we moved back in there to put a window so we can have light in there, but no. I got so fed up with asking them so I just gave up on it. But I thank you people for coming down to listen to some of our problems. I hope you can remember and do something about it. I am getting fed up with the place. We want to build our own. I applied for the homeownership houses last year. There are 30 houses, 30 applications. Some of our friends had no houses so they got the first chance. Some of us are getting fed up with those houses now. We want to get our own. We do not want to see any more of those houses around again, these public houses or low rental housing. Some of us were all overcrowded. Not only me. We were nine in the family with the wife and I but there are some bigger families in the same three bedroom house. We want to build our own. That is the problem we have in Good Hope. Thanks for coming to visit our little settlement.

CHAIRMAN (Mr. McCallum): Thank you, Jonas. You say that you have asked the local association to put a window in the kitchen and they have said no they would not? Did they tell you why they would not?

MR. JONAS KAKFWI: No. A friend of mine last fall put a window in by himself and this person just about got into trouble over that. They said the next time if anybody does the same thing he will pay for the work that he did in there. And there are some powers that are not working even today. I asked the wife how the powers are and she said some plugs are not working. You have seen that porch of mine? One of these days that porch will just fall over and there could be some storage in there. Another thing, if that place ever catches fire, like the furnace, it could blow up. I do not think you have enough time to reach that door. There are two doors right across from the other on one side. The main part does not have anything. If there happens to be a fire and you want to get out, well maybe I could jump, but there are 10 foot walls from the window. But what about the kids? You are not going to throw a little kid through the window just to try and save him. That is all I have to say now.

CHAIRMAN (Mr. McCallum): There may be some questions of you, Jonas, if you would not mind. Mrs. Lawrence.

MRS. LAWRENCE: Jonas, you said you are working at the school. Is that correct?

MR. JONAS KAKFWI: Yes.

MRS. LAWRENCE: You also mentioned that when you first moved into your house you were paying rent of eight dollars a month. Now, do you mind if I ask you how much they have hiked up your rent? How much are you paying for it now?

MR. JONAS KAKFWI: Now? Well Inuvik is collecting my rent out of my paycheque and it is \$133.40 I think, every two weeks.

MRS. LAWRENCE: \$140 every two weeks?

MR. JONAS KAKFWI: Yes, \$133.40.

MRS. LAWRENCE: Is that including the power and fuel and that?

MR. JONAS KAKFWI: Yes, everything. Plus if my power goes over, as I mentioned, it always comes to \$20 or \$30. Even in the summertime it is still the same.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Kakfwi? Thank you very much, Jonas. We will take your comments.

MR. LOUIS BOUCAN: (Translation) They tore down our houses. They promised us new houses so they destroyed all our old houses. Especially my place. They said they will build me a new house and we will get rid of your log house. I had quite a big house with an upstairs. They lied to me and said they were going to give me a new house and that is why I did that. Next thing you know they bulldozed the building. After that they told me to haul the logs for my house. Now it is standing across. Right beside was my dad's house. What I am living in now is too small. Even if you stay alone they should have given me a big house with everything in it. I am not the only one they did that to. There are lots of people in town that they did that to. The government should not lie like that to people. If they are going to build houses it should be for the comfort of the person living in it. I just said a few words, but if you want me to talk some more I will talk some more.

CHAIRMAN (Mr. McCallum): Sure, you could stay, Mr. Boucan and continue.

MR. LOUIS BOUCAN: (Translation) When I talk I want everybody to hear me.

CHAIRMAN (Mr. McCallum): We will, all the time.

MR. LOUIS BOUCAN: (Translation) If the government wants to give us houses, even if they are small, they should be comfortable for one person at least. Bigger houses are not the only kind of buildings that the government is spending money on. I have a small building but I have one light. In one month my light bill is sometimes \$10, sometimes \$15, sometimes \$20 for one light. Even for that small little house the government still gets some money out of it for the power bill. Now is not like long time ago. It looks like the government is just making our lives for us. I was raised up in the bushes so I am a real bushman. I did not want a small house. I do not want to die in a small house. I have run out of words. Maybe you are wondering where I am coming from. Maybe you want to see where I am living?

CHAIRMAN (Mr. McCallum): Mr. Boucan, I wonder if you would mind staying there. Somebody might like to ask a question of you. Mrs. Lawrence?

MR. LOUIS BOUCAN: (Translation) The house that I was talking about that they destroyed me \$700. They never gave me back one dollar yet from that. I had a little shack behind there that I spent \$40 on. They were working on burning garbage there and they burned that little shack down too.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to ask Mr. Boucan if he would let us visit his home.

MR. LOUIS BOUCAN: (Translation) Yes, that will be fine. You can come in and take a look inside and I will be thankful if you do that.

MRS. LAWRENCE: Okay, we have to do that tonight before we leave. Is that possible?

MR. LOUIS BOUCAN: (Translation) Sure, right away.

CHAIRMAN (Mr. McCallum): Never too old.

MR. LOUIS BOUCAN: (Translation) Why should I get old when there are lots of girls.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Boucan. Mashi cho. Would anybody else like to ask Mr. Boucan anything? Eliza is going down to visit him.

MR. LOUIS BOUCAN: (Translation) If you want to question me about anything I am a real bushman and I know lots about being a trapper.

CHAIRMAN (Mr. McCallum): Well, Mr. Boucan, there is certainly some interest in trying to help your situation. I am not too sure what we can do but there must be something that can be done to help things and we will take note of your situation and I want to thank you very much for your comments.

MR. LOUIS BOUCAN: (Translation) Thank you. That is the first time I have seen people sitting on a housing committee.

CHAIRMAN (Mr. McCallum): I hope you will not be disappointed in what we finally come up with.

MR. LOUIS BOUCAN: (Translation) Thank you for listening to me. These are my own words I am speaking. I do not know how to write but I am just giving you what is in my mind. I am not talking only for myself. I am talking for everybody who has similar living quarters like I have.

CHAIRMAN (Mr. McCallum): Okay, thank you. Are there other people who would like to speak?

MR. ANDY STEWART: Mr. Chairman, my name is Andy Stewart and I am the chairman of the housing association. I have been on and off as the chairman for the last 10 years. First of all I would like to say that most of the tenants are in favour of this home-ownership program. If they all had a chance I am pretty sure they would go into this program, but being in rental housing they do not seem to have a chance of getting on the program. There are always complaints from the tenants, the members on the board. They see we have a lot to say from Inuvik, we are there to make decisions, but in the end it is always Inuvik that makes all the decisions for us. Any money that comes into the community is given to us and we are forced to spend it in a certain way and not the way the board or the members want the money to be spent. What I am saying is that although we are on the committee, everything is run by Inuvik. Actually, the way I see it, we are just there to collect the rent and do their work. This year the maintenance is way down. We had the maintenance men but we did not have the supplies or anything to build or maintain a house properly. There are a lot of complaints coming through there for the maintenance part.

Another thing the people do not like about being on the rental scale -- I might as well say they were forced into it in the first place because it looked so good. We have a lot of trappers in these rental houses and one of the complaints they have is when they go out in the bush they still have to pay rent, which should not be because they are trying to save, trying to get ahead. There should be some way of writing off their rent during their absence while they are on the trapline. There is no way that they can get ahead.

We have just a very few applicants for these rental houses. Everybody wants to get on the home-ownership program, so you can see that everybody is in favour of the homeownership program. I guess you hear a lot of other complaints right across the territories about rental programs. Most of these houses are too small. The first time they brought them in the people moved in there with the promises you have heard before, low rent and everything, but now they are stuck in them and most of their families have grown up and they are still forced to live in these small houses. Again I would say, the maintenance of these buildings is very poor. Another thing, most of the people on the board want to resign because we are not getting very much help from Inuvik. So I think in a couple of days we will have a lot of resignations when we have the general meeting. So if there are any more questions, you can ask them.

CHAIRMAN (Mr. McCallum): Thank you very much, Andy. Are there questions for Andy Stewart? Mr. Ballantyne?

MR. BALLANTYNE: How many public housing units do you have here in Fort Good Hope?

MR. ANDY STEWART: In all I think we have about 28 houses, some public and low rental. Just another point on that. These public houses are not for sale. In the future some people want to buy them but will not be able. They will have to live in there or just give up the houses which I do not think is fair. I am living in a low rental which is up for sale. I could buy it when I could afford it, but the public houses are never to be sold. That is where a person would be stuck in them.

MR. BALLANTYNE: I wonder, how many of these 28 units have been rehabed, and have you applied to have any others rehabed?

MR. ANDY STEWART: Most of the 28 were rehabed the last couple of years but there was a very poor job done on most of the public houses. There were deficiencies in them and it took quite a while for them to go back and fix them, if they were fixed at all. A very poor job was done on them. They were rehabed but there were a lot of deficiencies. Does that answer your question?

MR. BALLANTYNE: Yes, thank you.

CHAIRMAN (Mr. McCallum): Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. Mr. Stewart, do you think that the 28 public housing units should be put up for sale?

MR. ANDY STEWART: I do not see why they made the policy not to sell them in the first place.

MR. GARGAN: So you think we should do away with that policy then?

MR. ANDY STEWART: They should.

MR. GARGAN: Okay. My other question is with regard to operation maintenance of houses, do you think a tenant should be paying full rent if their house is not maintained to its fullest?

MR. ANDY STEWART: I do not think that would be fair to ask a tenant to be paying when his house is not maintained.

MR. GARGAN: My last question is, referring to the public houses again, do you think it is fair for the people working outside the community to be paying rent based on their incomes outside their community?

MR. ANDY STEWART: Would you rephrase that question please?

MR. GARGAN: Do you think it is fair for people living in public houses, but working outside the community, should be paying rent based on their income from outside the community? For example, people working in Norman Wells. They are living there while they are working and they are also paying rent when they are working within the company, and then going back to the community and paying rent on their own house here.

MR. ANDY STEWART: I do not think that is very fair to the person himself because if he is paying rent in another place, it is over his income by the time he comes back and he has a big bill here.

MR. GARGAN: I guess the same would apply for hunters and trappers too?

MR. ANDY STEWART: Yes, that is one of the complaints that we always have, that a person moves out in the bush to employ himself when there is no employment here, they should have some way of cutting the rent right down. In the years before they made it look so good that you pay two dollars and now it is right to the limit where a guy just about cannot afford it.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Stewart? Mr. T'Seleie?

MR. T'SELEIE: I just want to get this clear. Are you telling us that the Housing Corporation has told you that none of the public housing units in Fort Good Hope are up for sale?

MR. ANDY STEWART: Yes, that is one of the policies we have that no rentals could be sold. They were never meant to be for sale. This was brought up a few times but the answers were always the same, that they would not be sold.

CHAIRMAN (Mr. McCallum): I do not want to have it taken wrong, but I think the reason why, Andy, public housing is not for sale and low rentals are is because 90 per cent of public housing is federal money. It is not so much the Government of the Northwest Territories or the Housing Corporation's policy, it is the fact that the federal government has put up 90 per cent of the cost and therefore the federal government will not allow it. It is not a Housing Corporation policy. It is because the Housing Corporation borrowed from CMHC, Canada Mortgage and Housing Corporation, 90 per cent of the cost of that. They have to pay that money back, and that is why there is a difference between public housing and low rental. Other questions of Mr. Stewart? Mr. Ballantyne.

MR. BALLANTYNE: I wonder does your housing association belong to a regional federation of housing?

MR. ANDY STEWART: We formed a regional society -- not a society, it was formed just this spring. We belong to the Great Bear region if that is what you mean. That is Inuvik, Good Hope, Norman and Franklin and Norman Wells.

MR. BALLANTYNE: Have you been part of it long enough to have decided whether it is a good thing and it helps you to meet with other communities to talk about your problems?

MR. ANDY STEWART: We do talk about the problems but we have not made up our mind whether it is a good thing or not. We just formed that this spring and we do not know for sure if it will help us out. It should.

MR. BALLANTYNE: One more question on a different subject. Do you feel that there is need for more training programs? For instance, your maintenance people for the housing association itself, should the Housing Corporation provide more training programs for your association?

MR. ANDY STEWART: Yes, I think that is true. We do have people going out on training programs, housing maintenance programs. In fact we have two people going out steady for this training. It is a good program and a good thing.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: You mentioned that your maintenance funds had been cut and have difficulty maintaining. How many people do you have working on maintenance in your housing association?

MR. ANDY STEWART: We have two people working as maintenance men, one as a trainee and the other is a foreman.

MR. PEDERSEN: And they are both working full-time?

MR. ANDY STEWART: Yes.

MR. PEDERSEN: Thank you.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Stewart? Mr. T'Seleie?

MR. T'SELEIE: Andy, I know that a couple of years ago some of these houses were rehabbed and people complained. The places were made too small and there were not enough windows and some people were saying they could be a fire hazard and those kinds of things. I wonder if the Housing Corporation district office has ever answered people's worries on that. Have they ever said anything or have they just left it?

MR. ANDY STEWART: This fire hazard question was brought up the first time that they built the houses too close together. Now they have pulled them apart. After rehabing, in my view, they have made a fire trap out of most of these buildings.

MR. T'SELEIE: What I am asking you is, has that ever been brought up to them, and if it has been brought up to them, then what have they said in reply about these places being fire traps?

MR. ANDY STEWART: I do not know how many times this question was brought up to them, but so far nothing has been done about them. The complaints of small windows and crowded areas, which they created in these rehab houses were never answered. It was brought up a couple of times, twice for sure I know about, and nothing was done about it. I do not know the reason why.

CHAIRMAN (Mr. McCallum): Mr. Stewart, has anybody from the district office come down to see the results of the rehab program in those units that we were looking at today with you?

MR. ANDY STEWART: When they finished these houses there were people coming in and inspecting them, but with the complaints they had they never did anything about them. They knew the complaints and they knew the deficiencies at the time and so far nothing has been done, as you saw in the house the day that you were in. They were built like that.

CHAIRMAN (Mr. McCallum): I just have one further question. Do you know if the band here in town has ever attempted to take over the rehab or retrofit program? Have they ever made application to the district office or headquarters to take it over?

MR. ANDY STEWART: Not to my knowledge, no. They could have done but I never heard anything about it.

CHAIRMAN (Mr. McCallum): I said I had one more question and I am sorry, I have one further one. You said in the beginning that tenants want to participate in a home-ownership program but because they are now in rental units, either public housing and/or low rental, that they do not get a chance to. Are you saying, in fact, that when the allocation of these houses are considered that these people are not considered at that time?

MR. ANDY STEWART: Could you rephrase that question again please?

CHAIRMAN (Mr. McCallum): Are you telling us that if a person is in a public housing unit or a low rental unit, that when the new home-ownership houses are given out to people, that these people are not considered?

MR. ANDY STEWART: I would not say they are not considered. It is not fair to say that but I would say that the reason there is because they already have houses and there are other people who do not have houses and they need the houses more than the people in the rental houses.

CHAIRMAN (McCallum): But there might be a situation where somebody in a low rental unit or public housing unit would have a larger number in the family. They would then go to the new houses and a person with a smaller number could take over the other ones. Is that a possibility?

MR. ANDY STEWART: It is a possibility, yes.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Stewart? If not, thank you very much, Mr. Stewart. I appreciate your comments. Does anybody else wish to make a comment on the topic or subject of housing? State your name.

MR. TONY GRANDJAMBE: Tony Grandjambe again. I would like to clear up something. Since the last time we have had public housing in Good Hope I think it was decided at that time that the community -- I do not know if it was a vote or a BCR passed by the community council -- that the community did not want public housing or any kind of rental housing. As far as the purchase of these northern rental units, I remember a few of the original ones that were handed over by Indian Affairs and then taken over by the NWT Housing Corporation and the people that are living in those old units should not be assessed as high as they are, even though maybe their income might say otherwise. I know of one case where there is still a honeybucket there and there is no running water. I know for a fact that they are paying way more rent than they should be assessed at. I just want to inform the committee that that decision was made at that time that the community did not want any more rental housing of one kind or another.

CHAIRMAN (Mr. McCallum): Thank you very much, Tony. I appreciate that because I think that was the statement that was made at the time that the community did not want any more low rent or public housing in here. They wanted to get into home-ownership, hence came the pilot project and everything else. Thank you. Mr. Gargan, did you want to ask Tony a question?

MR. GARGAN: To Mr. Stewart, please. Just one other question I wanted to ask regarding low rental or public housing, referring to whether it is fair or not that if a family has two people working, should they base the rent on both their income or the income of the head of the household only?

MR. ANDY STEWART: My answer to that is I think just the head of the household should pay the rent. I think at times when you have two or three of them working, I do not think it would be fair to the household itself where they are trying to get ahead. Income should be set on a yearly basis because at times you do not make that much.

MR. TOM ERGER: Mr. Chairman, my name is Tom Erger. I am a housing co-ordinator for the Fort Good Hope housing society. I would like this to go on the record to the special committee. Back a couple of years ago -- I cannot remember the exact date -- Bob Overvold and myself were in a meeting in Yellowknife with Vic Irving, I believe he was the chairman of the Housing Corporation at the time and Bob Pilot and we were discussing the terms of that year's agreement. I believe it was 1983. I put forth a question to Mr. Irving of how much he thought the ultimate cost of a low rental house was in the North. He quoted me just verbally, nothing on paper, but he said that "I do not know how the financing works for low rental housing but apparently some of it comes from the federal government through CMHC. He indicated to us that after the Housing Corporation takes out a loan and they pay the amortization over a 30 year period, and considering that over a 30 year period the rental unit would have to be rehabed, to subsidize the fuel bill, to subsidize the electrical bill and the maintenance, it is upward of a million dollars per unit. And this came from Vic Irving.

This is just phenomenal to me when you consider that the home-ownership package, say the first year that we delivered for \$75,000, a one-shot deal for the government, it is incredible to me that the government or the corporation does not consider the home-ownership program more, if that is what the people want. I just want to go on the record that that was a quote that was given to me by the chairman of the Housing Corporation at the time. Thank you.

CHAIRMAN (Mr. McCallum): I think that that is a good comment to make. It puts everything in a proper perspective. The corporation gets a grant of money from the Government of the Northwest Territories. There are times when it may do well and other times it may not do well depending upon how well the other departments get their share of the pie. I think one of the things that we will find more and more as a committee is that although education is a priority and though languages may be a priority, people across the Territories have another priority, maybe even over and above that. Not just the right to get the shelter but the right to have a home, and I think there is a difference between the two and I think that we are hearing that more and more. I expect that we will hear it again and again as we go through, that it is time maybe that the government took a look at its priorities. That is our responsibility as a committee to try to get the other 14 members of our Assembly to recognize that, that housing has to be a priority. The government will then have to start allocating more money to housing and hopefully it will be done in a manner that will bring about home-ownership. Thank you very much. Mr. Ballantyne.

MR. BALLANTYNE: I have a question that I should have asked earlier. With the package that comes under the home-ownership assistance program how much consultation or how much input have the people had into that design and how much latitude or how many options are there? If they have not had any, is that a problem?

MR. TOM ERGER: At this time when we receive the allotment of houses from the Corporation, I think they have six or seven designs that we have to follow. Mr. Chairman, you asked before what the optimum size house was in Fort Good Hope. At this time the biggest house that we are able to deliver and put in the items that I mentioned before, is a 24 x 24, two storey house which comes out to about one thousand square feet. Almost all of the people who were chosen to go with the home-ownership program have indicated that they would like a house around 1500 square feet, but the money we get here just will not allow it. We did build one last year that was around 1500 square feet but the fellow who built it put considerable money out of his own pocket so that he could make the house bigger.

MR. BALLANTYNE: Are you happy with those design options you have, or if you had some input into it would you change the design of some of these houses?

MR. TOM ERGER: All I could comment on that is the year that we were given the pilot project, the \$75,000 per unit, we were given the freedom of hiring an architect who came to Fort Good Hope. He went to every individual and personalized every house. I personally like that option where the person sits down with the architect just like any other home-owner would in the south and designs their own house within the limit of the budget.

CHAIRMAN (Mr. McCallum): Tom, if I may, I asked about the size of the home. What do you guesstimate as a cost to provide a 1500 square foot unit in Good Hope?

MR. TOM ERGER: Well, just off the top of my head without going into great detail, I would say that we did quite well with the \$75,000 per unit. That is including freight, electrical, hiring an architect. That of course was in 1982 dollars. \$75,000 in 1982 dollars would probably be sufficient.

CHAIRMAN (Mr. McCallum): Which would likely make it around \$90,000, given that the dollar is 75 cents. Any other questions? Again, thank you very much, Tom, we appreciate that. Are there further people who would like to comment?

MR. GEORGE ABELON: (Translation) I cannot talk in English language so I would like an interpreter. I am living in a place now where I have to pay rent. I have my own place at the senior citizens home, renting a room. But I have my own place where somebody else is living now. The people that are living in my house are both pensioners and their daughter is working. Right now I am on social assistance and by the end of the month by the time I finish getting my groceries and whatnot that I need, I do not have enough to pay for my rent and I am in the hole right now for some \$150. The reason I am talking about myself is that I have nobody to help me. I am all alone in this world. Since you people are sitting on the housing committee I am wondering if you could give me a hand to move back into my own house, until such time as I pay up what I owe. In the meantime maybe the two pensioners that are living in my place probably could move into the senior citizens home. Ever since I was small I was an epileptic and I get epileptic fits. I have been trying to make a living going out trapping but because of my disability I cannot make a go out of trapping. That is why I am in a hole.

CHAIRMAN (Mr. McCallum): Excuse me, Mr. Abelon, I think that you could continue because we will have instantaneous translation, so you could continue. You do not have to stop.

MR. GEORGE ABELON: (Translation) I know everybody is hard up for houses. That is the only place I have. My dad left it for me and I do not want to give it up. That is why I am talking for myself now. Everything that I owned was in that house and there is nothing in there now that I could call my own. The old people that are living there now, could the housing association do something so they could get their own place to stay? It is not only now that I am running into this kind of a problem. In the future I will probably run into more problems. If I was able, but I am disabled now and I cannot find any kind of work. If I had some kind of work to do I would not come up with this kind of a problem. When a person is really hard up it is a really sad story. Since I lost my dad I have been having a hard time and I still do not have money of my own. When my dad was alive I did not know it was going to be this pitiful. I had lots of living relatives at one time but now I do not have anybody but myself. I am not worried today because I lost six brothers and three sisters and I lost my whole family. Thank you for listening to my comments. Since you are on the housing committee I just thought I would bring up what I wanted to say. My name is George Abelon.

CHAIRMAN (Mr. McCallum): Mr. Abelon, if you would just wait for a moment. I am not sure whether we, as a committee, can do anything for you at the present time. That may be something that you would have to take up with the local housing association. One question I would like to ask of you, do you receive rent for renting your house?

MR. GEORGE ABELON: (Translation) No, I do not get any money on rent. The only assistance I get is from social services.

CHAIRMAN (Mr. McCallum): Well, Mr. Abelon, I thank you again for coming forward. As I say, I am not sure whether we can do anything about an arrangement you made but we certainly may be able to address it to the local housing association together with your representative, Mr. T'Selele. I think that may be the best that we can indicate to you at this time.

MR. GEORGE ABELON: (Translation) If I stay in the senior citizens home any longer I will get further in a hole and I will not know how to pay for what I owe on the rent.

CHAIRMAN (Mr. McCallum): I recognize that you have a situation that may get progressively worse. Do you get social assistance now?

MR. GEORGE ABELON: (Translation) They are working on my social assistance and to date I still did not get anything.

CHAIRMAN (Mr. McCallum): Again, that may be a question that we can pose to the proper officials of the government as well. So we will make note of your difficulties and we will try to see if we can get somebody to do something for you. Thank you very much for your comments.

MR. GEORGE ABELON: (Translation) Thank you.

CHAIRMAN (Mr. McCallum): Is there anyone else who would like to make comments? Well, if there is not anyone, I would like to on behalf of the committee again thank those who are responsible for asking us to come here and I would like to simply repeat the thanks I gave on behalf of the committee to the people responsible for taking us around town, Tom and Andy, to the chief for his assistance while we were here, to Mr. T'Selele, the local MLA who I have to say has taken a very keen interest in housing throughout the Territories in the short period of time that he has been with the Assembly. I want to say personally how hard John works in terms of giving you people good representation in the Assembly. I would like to thank you on behalf of everybody for turning out. At one time we had quite a large representation here. It has been one of the better ones that we have had in our meetings. The concerns that were put forth tonight, the suggestions for improvements, all of these will be addressed, I assure you, by this committee. When we make our report to the Assembly we trust that we will have the support of the other members of the Assembly in bringing about changes to the total idea of housing in the Northwest Territories and the delivery, allocation and supply of housing.

So I would like to say to you thank you very kindly for having us. Thank you for your hospitality. I hope that when we make our report you will find it favourably for your community and for your people. In the words of Mrs. Lawrence, Masi Cho, and qujannaik for Joe. Thank you and good night.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT NORMAN, JUNE 11, 1984

CHAIRMAN (Mr. McCallum): Ladies and gentlemen I would like to call the meeting to order. I think I should start off by telling you who we are, why we are here and where we have been, possibly where we are going. We are elected MLAs of the Northwest Territories Legislative Assembly who have been appointed as a Special Committee on Housing. My name is Arnold McCallum, I represent the constituency of Slave River, I live in Fort Smith. To my far left is your MLA, Mr. John T'Seleie, who lives in Good Hope. Mr. Michael Ballantyne is seated next to him, he represents Yellowknife North and he resides in Yellowknife. We have then Mr. Michael Angottitauruq who represents Kitikmeot East, he lives in Gjoa Haven. We have Mr. Sam Gargan who represents Deh Cho and he lives in Fort Providence. To my far right is Mr. Red Pedersen who represents Kitikmeot West, he lives in Coppermine. Then Mrs. Eliza Lawrence who represents Tu Nedhe and she lives in Yellowknife. And we have Mr. Joe Arlooktoo representing Baffin South and he lives in Lake Harbour.

We are here to hear your concerns about housing in Fort Norman. We want to know what you think of the housing, what you think should be done and if you tell us those things, when we finish our report and travelling around the Northwest Territories, we will try to bring forth your recommendations or suggestions.

About a month ago the committee was in the Baffin and parts of the High Arctic, from Resolute, Grise Fiord, Arctic Bay, down through the Baffin Island, Clyde River, Pangnirtung, Frobisher Bay, Cape Dorset and Lake Harbour. We have been asked to visit over 40 communities in the Northwest Territories. During this month and in the next two months we intend to travel to different parts of the territories to listen to what people have to say in various communities. We have travelling with us our co-ordinator, Miss Penny Aumond. Penny, as Ludy Pudluk our co-chairman says, is a curly haired girl running around. We have as well translators for Inuktitut because some of our Members speak Inuktitut rather than English, and we have Malli Curley and Ericka Nutaradialuk who are back in the kitchen -- not washing dishes -- but translating what I am saying and translating what you will be saying into Inuktitut. We also have Laura Tuchtó from Fort Franklin who is translating in Slavey.

So what we would like you to do is to give us your concerns about housing. We would ask you to come to this table just in front of here with the microphone to identify yourselves, to give your name because we record all the comments that are being made, and in order to determine who is saying it, we have to know who that person is. The translation of English into Slavey is done for you and you can pick it up by these receivers and you will then be able to hear what is being said in your own language. We are here then, as I said, to hear comments from you about the supply, the delivery and the allocation of housing in Fort Norman. I do not have anything further to say but I would ask your MLA, Mr. T'Seleie, if he would say a few words. Mr. T'Seleie?

MR. T'SELEIE: Thank you, Mr. Chairman. I really do not have that much to say right now except to say that the housing committee was set up at the February session and it was set up mainly because there was a lot of concern about housing throughout the Northwest Territories. I think members will recall that I was one of the people that really supported the establishment of this committee, to be able to go into the communities and actually listen to the people themselves. I think that it is the responsibility of the committee to listen to people and to make the right recommendations to change housing. We all know that the Housing Corporation was set up in about 1974 and since then there has never really been a review of the policies of the Housing Corporation. I think all of us are convinced that it is time to really review the corporation and to see where the changes could be made. I would like to thank the committee for travelling in my constituency. It helps me a lot when the Members of the Legislative Assembly can actually see for themselves some of the

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problems that are in this region. Some of them do not always have to do with housing. There are other problems. So in the future when I am referring to something I am sure the other Members of the committee will be able to really know what I am talking about. The last thing Mr. Chairman is that I would like to encourage people to speak to the committee about their problems in housing and that is all I have to say. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Mr. T'Selele. I neglected to indicate that Mary Rose Wright is helping with the translation into Slavey together with Laura. I would like to have Mr. Arlooktoo say a few words to you as a representative of the Eastern Arctic people who are on the committee with us. He will be speaking Inuktitut. It will be translated back into English and into the Slavey language as well.

MR. ARLOOKTOO: (Translation) Thank you, Mr. Chairman. Maybe there will be some people who will hear Inuktitut for the first time. I am from the Eastern Arctic in Baffin Island. I am one of the Members of the Special Committee on Housing. Even though we are from the Eastern Arctic we also have houses and I also see differences in houses from this region compared to the Eastern Arctic. We would like people to feel free to say their concerns about the houses they have here. I am sure we will hear all the problems. Even though I am one of the Inuit Members I will be able to understand since we have translators. There are other Members who could not make it here but I will confer with them when I get back from this meeting. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Arlooktoo. Now ladies and gentlemen, we are now prepared to hear from you as to the concerns that you have about housing in Fort Norman and any comments that you would like to make about the housing. So I would ask you again, those would like to speak if they would come to the table just to my right, give your name or just simply identify yourself and then you can indicate your concerns. There may be questions from the members of the committee of anybody who speaks so I would ask you then that once you are finished making your representation if you would simply wait a moment to answer some of the questions that may be directed to you. We would hope that those of you who are here, you obviously have a concern for housing, you just did not come to see us, so if you have concerns I would respectfully ask you to make those concerns known to us. So the meeting is open now to hear comments or concerns about housing in Fort Norman.

MR. ROCKY NORWEGIAN: My name is Rocky Norwegian. I am on the board of directors of Fort Norman. Here are some of the views that we would like to express. There is always a shortage of housing in Fort Norman which results in the overcrowding of homes and it is a health hazard. If they had better houses built it will cut down on a lot of cost. If the houses were built a lot better it would cut down on utilities and maintenance. Some of the maintenance problems that they are having is the 1980 houses have had to be levelled every year. In the 1983 rehabs the sewage and drain pipes are always freezing up because of poor design. Also the floor tiles that they just put on the rehabs that were done this past year, all the tiles are coming out already. We are having problems with the furnaces already in the new rehabs. The 1980 houses, the ones that needed levelling, all the roofs are leaking. They were leaking ever since the year they were built in the spring and fall.

One of the things that was brought up in the meeting that we had was that before the Corporation starts building homes they should meet with the housing members and the public to find out what sort of houses should be built and where they should be built. Also, before they build houses they should have the pad down at least a year before the houses are built to give it a chance to settle. These are just some of the things that were brought up in the meeting and that is all I have to say right now.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Norwegian. Are there members of the committee who would like to ask questions of Mr. Norwegian? Mr. Ballantyne.

MR. BALLANTYNE: Mr. Norwegian, the common complaint that we have heard in the communities that we have visited is that the Housing Corporation does not consult with the housing associations. Now, besides the fact that they do not ask for input into designs and in other places when they decide to do rehabs, they do not ask your advice of what rehabs to do. Is that true here also?

MR. ROCKY NORWEGIAN: Yes, that is true. They do not ask, they do not tell us what is happening, they just say we are doing the rehabs and that is it. They come in here and they do them.

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MR. BALLANTYNE: Besides that, what about an ongoing communication? For instance if you have a problem here and you write or phone Yellowknife, what sort of reaction do you get to your problems?

MR. ROCKY NORWEGIAN: We do not get hold of Yellowknife, we get hold of Inuvik, that is our head office. They tell us what to do.

MR. BALLANTYNE: Do you find them responsive?

MR. ROCKY NORWEGIAN: Yea, they are fairly responsive.

MR. BALLANTYNE: Another question is, one of the common ideas we have heard from just about every community we have visited is that they would like to see the housing association have more power. It seemed to people that they collect rent, they notify people of an increase in rent and do the maintenance, but they would like more power. Is that your feeling, and if so, what sort of powers would you like to see your association have that they do not have now?

MR. ROCKY NORWEGIAN: Well one...

CHAIRMAN (Mr. McCallum): Excuse me, Mr. Norwegian, could you just wait because we have to get the translation back. Could you just hold on a moment until they finish and then you can go ahead.

MR. ROCKY NORWEGIAN: Okay, the question you asked was if we wanted more power. Is that right? They brought an agreement to us in the meeting before last. They wanted us to sign this agreement that the Housing Corporation -- I do not have it with me right now, but we would not sign the agreement until we had the power of getting the architect, or whoever does the blueprints in Yellowknife, to come up here and look at the houses that have been designed in the past years and maybe he could redesign it and find a better structure for these houses. That is when we would sign the agreement. Those are the changes we want in that agreement. We want to get them up here and tell them what kind of houses we want, the sort that we would like to live in. That is about the only power that we would like to have right now.

CHAIRMAN (Mr. McCallum): Further questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Rocky, in most of the communities right now it depends on where the houses are most needed, they designate so many houses every year to communities. I feel that they are always given very short notice. Maybe in January you are told you are going to be getting five houses and you have to decide there and then who is going to get it, what kind of design you might want. Is there sufficient time between January to spring to start the construction of buildings? Do you see that as a problem.

MR. ROCKY NORWEGIAN: You are going to have to ask that again.

MR. GARGAN: Okay, for example, if Inuvik says okay Fort Norman is going to get five houses this year, do you actually have enough time before spring to actually designate the people who are going to get the houses, the kind of designs, the material that is needed to build these houses, say by spring, or do you usually run into this problem of getting your supplies late in the fall and you have to wait until next spring before you actually start building the houses?

MR. ROCKY NORWEGIAN: Well, they get their supplies during the summer and they do start building as soon as they get the material. It does not matter if it is fall. Even if it will run into the wintertime they still start building. The question of who is going to get the houses, we will probably have a general meeting and decide who needs the house the most. It takes one meeting to know who is going to get the house.

CHAIRMAN (Mr. McCallum): Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. My other question is about how houses are designated, Fort Norman, for example, if they got five houses this year sort of thing and Fort Providence did not get any houses. Do you think it would be fair that houses are given according to population, so you always have a consistency. Let us say Fort Norman has a population of 800, for every 100 people you will give one house. So every year you are designated six houses and you know that you are going to get six houses so you designate this much. If people lose out this year you say, look we are getting six more next year. You will get your new house maybe the following year.

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But people always have that hope anyway that they are going to be getting a house eventually. Do you think it is a fair way of distributing houses in the Northwest Territories?

MR. ROCKY NORWEGIAN: I do not think it is a fair way.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Norwegian? Mr. Ballantyne.

MR. BALLANTYNE: I would like to ask a question along the same lines as Mr. Gargan, looking perhaps at perhaps another way of allocating houses. First of all, I would like to explain the problem as some of us see it. Now, there are only so many houses available for the whole Northwest Territories. There is only so much money available for rehabs and so much money for each program. And the Housing Corporation decides what communities get which houses. It has been mentioned by most of the MLAs, that perhaps the MLA who yells the loudest gets a better deal for his constituency. I wonder if now that you have joined a regional housing organization another way of doing that, the Housing Corporation would say that the five communities in your regional organization will get so many houses and you five communities among yourselves decide which communities should get how many houses. Do you think that would be better?

MR. ROCKY NORWEGIAN: Yes, I think that would be a lot better. Then we know who needs houses in each community. But we get people from Inuvik who will come up and meet with us and say how many houses do you guys need? And we know we need a lot of houses, so we will say 10. Then they go back to the office. They do not know what the hell is going on here. They do not know who needs houses. They are just going by us, and we say we need 10 houses and they give us five. If all the five communities got together we could decide who needed the houses and find out each others problems.

CHAIRMAN (Mr. McCallum): Thank you. Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. As the vice-chairman of the housing association here, I want to ask you a question about rent. Do you think it is fair for people living in one house, if the husband and wife and son or daughter are working, that all of them should be paying rent on that one house, or do you think that the rent should be based on the income of the head of the household, the person that signs the agreement with the Housing Corporation?

MR. ROCKY NORWEGIAN: The person that the house is rented to, the person that signs, that is who the rent should be based on. Nobody else should be paying the rent. If I rent an apartment and you come and live with me, they are not going to ask you to pay the rent too. I feel that whoever is the person that the house is rented to should be paying the rent.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Right now in Fort Norman what is the situation? If the husband is working and he is the head of the household and the wife is working, do they adjust on both their salaries? Is that the situation now?

MR. ROCKY NORWEGIAN: If the head of the household is working and the wife is working they take 25 per cent of each of their wages. And if the daughter or son is working they each pay \$75.

MR. GARGAN: You have answered my question. The head of the household should be the only one that is paying for the rent. My other question is with regard to income coming from outside the community. Let us say that the head of the household is living here in Fort Norman but he has to go to Norman Wells to work. He is paying rent to stay over there. Do you think it is fair that when he comes back he should be paying more rent when he comes back here?

MR. ROCKY NORWEGIAN: No, I do not think it is fair because we have had a guy go to Fort Franklin. He was paying \$800 and some odd dollars rent over there and he had to pay \$600 and some odd dollars rent over here. He was paying 25 per cent of his wages here plus what he was paying over there. So he finally had to quit his job because he was not making any money.

MR. GARGAN: So you do not think it is fair for people to be paying rent on income outside the community, whether it is trapping or whatever.

MR. ROCKY NORWEGIAN: No, I do not think it is fair.

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CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Norwegian? Mr. T'Seleie.

MR. T'SELEIE: I would like to ask you two questions. You were saying that there was a shortage of housing. I am wondering just for the record if you could tell us how many people have applied for housing in Fort Norman?

MR. ROCKY NORWEGIAN: I believe right now we have 18 on the waiting list.

MR. T'SELEIE: My other question is when is the last time that any kind of public housing was brought into Fort Norman?

MR. ROCKY NORWEGIAN: 1980 I guess. That were the last houses that were built. The last ones were the ones I showed you today.

CHAIRMAN (Mr. McCallum): Further questions of Mr. Norwegian? Mr. Norwegian, the maintenance staff that you have now, how many people in town does the association have on staff to do maintenance work?

MR. ROCKY NORWEGIAN: We have two maintenance men.

CHAIRMAN (Mr. McCallum): Is one a trainee?

MR. ROCKY NORWEGIAN: We have one that is finished and one is still a trainee.

CHAIRMAN (Mr. McCallum): My other question is, in your opinion or in the opinion of the local housing association, do you still feel that you require public housing or is there a feeling in the community that people would like to own their own homes?

MR. ROCKY NORWEGIAN: I cannot really answer that. All I know is that we need more houses of any kind. That is how bad it is getting.

CHAIRMAN (Mr. McCallum): How is the home assistance program that took the place of the SSHAG program being accepted in town?

MR. ROCKY NORWEGIAN: Well, there are three houses that are being built on that program right at the moment. The only way we could apply for it again is after these other homes are finished.

CHAIRMAN (Mr. McCallum): If there are no further questions of Mr. Norwegian, thank you very much Mr. Norwegian. That does not mean that you may not have further comments to make later, we would welcome those if there are any.

MS ROSIE NORWEGIAN: My name is Rosie Norwegian. I have lots of complaints about housing. It is not that the house is no good but I have too many people living with me in my house right now and they desperately need houses. When you get older you like to have your own place alone. I have two married sons living with me and one of my boys is single. Some of them have to sleep on the floor and altogether with kids there are 11 in the house. Ever since I moved in that house we have never been alone and I cannot send my boys out because they have no other place to go. The need for houses has been going on for years now. It is not fair to have a three bedroom house with one person living in there and other people have no homes. There is another person with a newborn baby and kids living in a tent frame down below with no home.

CHAIRMAN (Mr. McCallum): Do you have other concerns Mrs. Norwegian?

MS ROSIE NORWEGIAN: No, besides people having their own houses. If they could have their own material, what is the deal on that?

CHAIRMAN (Mr. McCallum): Perhaps, Mrs. Norwegian, I should have asked Rocky this question. If you cannot answer it perhaps I will ask him to answer and then we can get back to it, if that is all right. Who allocates the housing in town? Is it the local housing association? Who determines who is going to get a house?

MR. ROCKY NORWEGIAN: In the past years it has always been the local housing association.

CHAIRMAN (Mr. McCallum): In the instance that you raised, Mrs. Norwegian, that is of a three bedroom house being occupied by one person, is that one of the public housing units or is that a northern rental?

MS ROSIE NORWEGIAN: I am staying in public housing.

CHAIRMAN (Mr. McCallum): But is the single person living in a public house? Was it the local association who indicated that that person could go there?

MR. ROCKY NORWEGIAN: At the time the person was not alone.

CHAIRMAN (Mr. McCallum): I just have one other question because I am sure other people will want to ask questions. Do you feel there should be a senior citizens home in the community?

MS ROSIE NORWEGIAN: Well, they are trying to but I do not know. People were asking for it.

CHAIRMAN (Mr. McCallum): Do you think it is a good idea?

MS ROSIE NORWEGIAN: I think it is a good idea. I am sure when I get older I will move in there.

CHAIRMAN (Mr. McCallum): I do not mean to suggest you should go.

MS ROSIE NORWEGIAN: I am sure if I get old age pension I will move in there quick.

CHAIRMAN (Mr. McCallum): Thank you. Are there other Members who would like to ask questions?

MS ROSIE NORWEGIAN: But you know, I think for people like that they should make smaller homes for them, like a one bedroom, for those people who are living by themselves. The big houses are too big for the pensioners to look after by themselves. It would be nice if they could make a smaller place for them and give the bigger houses to the people that have kids.

CHAIRMAN (Mr. McCallum): Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. I just want to ask you whether there is a need for single dwelling apartments?

MS ROSIE NORWEGIAN: They should have single apartments for the young people too because a lot of them are living with their parents. As you get older you cannot stand the noise. It is good to have your grandchildren once in a while but you do not always have to live with them. So it would be nice for the single boys. They should have a little apartment or something and then they would not have to bother the older people.

MR. GARGAN: I guess there are quite a bit of older people or pensioners. Is there a need for a senior citizens home here too or maybe just a smaller house?

MS ROSIE NORWEGIAN: Well, it is up to them. If they do not like a senior citizens house they can have a smaller house. Some of them sitting here can speak up for themselves on what they would like to have.

MR. GARGAN: Yes, there is quite a shortage. What do newlyweds do here?

MS ROSIE NORWEGIAN: I just brought this up because for this last many years I have had all my family with me and kids and all and my health is not too good. I had a stroke twice and the doctor told them already that I cannot have too much in my place. I get so depressed sometimes. It is not that I do not like my kids, but still it is too much for me. So I would like them to have a house first chance, and the other people that need houses too.

CHAIRMAN (Mr. McCallum): Further questions of Mrs. Norwegian? Thank you very much, Mrs. Norwegian. Are there other people who would want to talk about housing, anybody else?

MR. ROBERT CLEMENT: My name is Robert Clement and I work for the local band council here. First of all I would like to thank the Members of the Legislative Assembly who are here to hear the concerns of the people in Norman in regard to the housing problems and hope your committee will try

and solve them for us. I have been a member of the local housing board for a number of years and out of frustration resigned because when we had some good ideas, some good board members sitting on the local board who were trying to make decisions which made sense, the Inuvik Housing Corporation people would say we cannot do these things. I have been the past Chairman of the local housing board and have had many arguments with the Inuvik housing board when we tried to run the local board as we saw fit and our decisions made sense. I feel if a local board has been incorporated it should be able to make its own decisions by itself and not have to get approval from the Inuvik office. Right now there are not very many people interested in running for the local housing board. I have not seen an election held for a few years because of the lack of interest by the local people. At one time we had a lot of interested people running but out of pure frustration they have quit.

What I am trying to say is that if the Inuvik regional office would listen to the local boards and work along with them instead of going against some of their recommendations, things would work out themselves. We are all adults and have been around long enough to know our needs and to be able to run our own local associations. The only way people can learn anything is to do it and learn by their mistakes. Also, there is such a shortage of houses in the community and a long waiting list of people wanting to get the houses, but there are no houses available. I would recommend to you that the amount of money spent on bringing in prefabricated houses on the barges and the high cost of constructing them and maintaining them, they could give the funding to the local band or other organization to go out and harvest the logs and build the type of homes people want and need. I feel that the houses could be built cheaper and better and it would also solve some of the unemployment in the community both in winter and summer because by building the log houses from locally harvested material we would be able to keep the people employed.

Everytime we want to try to do something our own way we always run into so much red tape, people get so disgusted and they say to hell with it. I am talking about the housing grants that are advertised all over the North, but try to get one of them, it is very difficult. They give you only enough money to hang yourself and then they turn around and say that these people cannot do things on their own. I feel our band has the capability to take on the task of constructing houses if we were given the opportunity and the necessary funds. The band has its own corporation which is doing quite well and we know we can handle such a project on a year to year basis if it was offered to us.

To finish off, I would like to thank you for listening to me and other people who will be coming up to talk, and I hope that our concerns and recommendations are followed up by this committee.

CHAIRMAN (Mr. McCallum): Thank you very much, Bob. If you will just hang tough for a while, I am sure that people would like to ask questions of you. Would any of the Members like to ask questions? Mr. Ballantyne?

MR. BALLANTYNE: It is quite interesting in your area because you do have the trees and the materials at hand which makes you more fortunate than in other areas. I wonder, you are looking at this idea of having a small log building industry which will not only provide housing but will provide employment for people in your community. I wonder if the other communities within your region have that same sort of capacity if you have ever discussed this at a regional level. Maybe your regional council could put together a proposal, for instance EDA, in order to try to do this because our government is on record right now saying we are trying to support an industry that can happen in the North and this one seems like an obvious one. But have you talked to the regional council to see if you can get support from the other communities in the region, and to approach this from the point of view of a region rather than one community?

MR. ROBERT CLEMENT: We have talked about housing problems in the past regional councils but I think we are having a regional council at the end of July and we will probably bring this up to the regional council when they meet. One of the things that we have problems with is that some of the people who have money from grants do not have the knowledge to put these together. We feel that maybe if there was some kind of a training course for people to build log homes it would solve a lot of the housing problems. People who want to build log houses now that are living in low rental housing could move out and give their houses to other people who want to live in low rental houses. Not all people want to get out and build their own homes because it takes a lot of time and a lot of money and people do not have that kind of money that it takes. I know we have a couple of houses that are just about at a standstill because there is no funding available for them to continue. They give you so much money for a grant and after that money runs out the house is

left half finished. Then the housing people turn around and say these people cannot carry out what they said they were going to do. You know a lot of the people that tried to build have no form of income and it is very hard for them to do these things.

MR. BALLANTYNE: I think that after you have had your regional meeting and this whole idea is discussed, whatever comes out of that meeting we would be interested in getting a copy of that. I think it has interesting possibilities. In Fort Good Hope they brought up the same sort of idea. They want their local band to be really involved and they think that they have the ability to build houses using local materials and to build them the way that people want them. So we would appreciate it that if anything comes out of your regional meeting you could let us know.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Clement? Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. I asked the same question when I was in the previous community and it is with regard to public houses. Do you think these public houses should be put on sale just like the northern rentals?

MR. ROBERT CLEMENT: I think it would be a good idea but I do not think very many people could afford to pay for the fuel and the power of these houses. I think they are very expensive to run because they are not well insulated. In order for someone to buy this house they would have to be making quite a bit of money just to heat the building and pay for the power.

MR. GARGAN: My last question is with regard to operating and maintaining a house. Do you think it is fair for the people who are renting these houses to be paying full rent if their houses are not maintained to their fullest?

MR. ROBERT CLEMENT: A lot of people are paying enormous rents for the houses they are living in, but trying to get things fixed is almost impossible. You have to go down on your hands and knees and beg the local maintenance men to come to your house to fix it up. If we were given the opportunity to build these houses out of logs, the houses would probably be constructed by professional log builders with the help of local people learning how to build houses. They do not have to be as big as some of the houses they have here. It would also give people the incentive to go out and cut their own wood and haul it in. Nowadays you have skidoos and trucks and power saws to do this for you. It is not as hard as it used to be 20 or 30 years ago when you had to go by dog team to haul wood. Today you have all kinds of help to get your firewood. I think people would feel a lot better if they got out and exercised a little bit instead of going home and turning up the thermostat and going to sleep.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Clement? I have just one, Robert, if you do not mind. Has the band or its corporation ever made a request of the Housing Corporation to either build new houses such as you described, or to do the maintenance on the houses, that is under contract? Have they ever made an application to do that?

MR. ROBERT CLEMENT: No, but we have done a number of rehabs to some of the existing homes. Presently we have a contract in Fort Franklin to do five houses. The band's corporation has only been involved in the business since February 1983 and one of our first contracts was to do 10 local houses here. It was our first attempt at contracting and we learned by our mistakes from last year. It took a little longer but this year we are ahead of schedule and we are supposed to be doing Franklin. We ran into problems there with the Housing Corporation because some of the materials were missing when we were doing the contract and we were phoning them and they were humming and hawing on what to decide when we made the recommendations to change certain specs on the plans. They made us wait and we have people that are on salary during this time because of the Housing Corporation's inability to make decisions right away which held us back. A lot of contractors have complained about this, that these things happen when they are out trying to build or do renovations on houses like that.

CHAIRMAN (Mr. McCallum): If there are no further questions of Mr. Clement, I thank you very much, Robert, and if you have further comments to make we would be happy to hear them too. Are there other people who would like to speak about housing? Again, I would hope that you are not shy. It is your community and we are here to listen to you and we hope there would be people who would want to speak about any aspect of housing.

MR. ROBERT CLEMENT: I would like to say one more thing. This is to the people of Fort Norman. We do not get this kind of opportunity to express our points of view across to such a committee and I think it is about time that people speak to the housing issue and do not wait until everything is over and then bring up your concerns to each other. I think it should be brought up to the people that are sitting here. These people are not going to chew your head off or anything so I wish the rest of the people would get up and speak with regard to housing. The more people we have and the more presentations we make here maybe it will improve the housing in our community so I am urging you people to get up and speak. Thank you.

CHAIRMAN (Mr. McCallum): Thank you. Mrs. Lawrence, would you like to make a comment?

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to encourage the people to bring their views and concerns to us so that when we make recommendations we will have your support. I would also like to thank Rosie Norwegian for bringing up her concerns because we are all elected Members. We are not working for the government or for the Housing Corporation. We are elected Members of the Legislative Assembly. Any views and concerns that you make will be recorded and will be taken seriously. It will help us to make recommendations to the Legislative Assembly. Hopefully, any recommendations that we make will be considered seriously and there will be changes for the better for all the communities. Therefore I would encourage especially the women to come up and bring their comments to us. Mashi cho.

MR. FRED WIDOW: (Translation) My name is Fred Widow. I am from Fort Norman. I would like to thank the housing committee for coming here to listen to us. A lot of people are very poor. Some people are widowed and some people live by themselves in a house. I really believe what Robert Clement said. The people are not all that rich. Some people that do not work are very poor and they live with their parents and relatives. Me, I have my kids living in my house with me even though there is no room. Those houses that are made for us are okay. We would like to make our own houses but there is no money for us to make any houses. It is always hard for us that way. We always think about our relatives and our people. We are not just talking about ourselves, we are talking about all the Metis people too. We pay a lot of rent, even some people that do not work. If they do not work they should not pay that much rent.

Me, I get old age pension, but in the middle of the month all my money is gone. I do not have much money but I still have to pay rent and I have other expenses to pay also. You are here to listen to us and that is why I would like to question you people. You people who are here to listen to us, you have your own bosses, but you should be on our side and listen to us. A lot of people are having a very hard time with housing. We all know about it here. There are a lot of people who are widowed but they still pay rent. Maybe in that way you should help us. We would be really thankful. Thank you very much. This is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you. Are there comments or questions that you would like to ask at this time? I do not want to sound smart Alec, but the only boss that I have -- I do not know about the rest of them -- is my wife and I am not too sure that she would agree with that. You are absolutely correct. We are here to listen to what you feel is wrong about housing and if there is any way that we can help make things better for you and people in the Territories, and especially in Fort Norman, then that is why we are doing what we are. We appreciate your comments and we understand how difficult it is for people in small communities to be able to afford housing. We have heard a number of things being said in the various communities that we have visited already and you say the same things to us. The more people tell us those things, the more it is in our heads, the more we will be able to try to do something about it. So I thank you very much for your comments.

MR. VICTOR NENICHO: My name is Victor Nenicho. I live in Fort Norman. I do not have very much to say. A few years back when the Housing Corporation started to build houses, we used to own our own houses. When they built the low rental housing they said the rent was not going to be high, so a lot of people moved out of their own places and moved into low cost rental housing. And ever since then every year the rent keeps going up and up. If people are not working they still pay the same rent. If a guy has a big family, the costs are so high nowadays, so they should consider that too. I know a lot of people, no matter if you get a good paying job you are still in debt to the Housing Corporation. I agree with Robert Clement. We could build our own log buildings and it would be better that way.

CHAIRMAN (Mr. McCallum): Are there comments or questions from people or members of the committee? Eliza?

MRS. LAWRENCE: Thank you, Mr. Chairman. I do not have a question but I would just like to make a comment. I agree with what the gentleman had to say. At one time we all owned our own homes, then one day the government moved in and decided to encourage the people to move into these low rentals for two dollars a month. Over a period of time they were going to be able to own that home. They did exactly the same thing with my parents. They had a really nice log house that my grandfather built. That is where I was born and raised. They encouraged my parents to move in 1949. After about two or three years the rent started going up. They list the policy, they changed all the guidelines and everything else. In the meantime they had destroyed their home. Now all the rents are up so high to the point where people are going with their back pay. They are unable to keep up. It is all out of control. Now they are encouraging the people to go back to homeownership again. I think we made a lot of employment for a lot of people that are coming from the south. Before that we were able to manage very well on very limited incomes and we were able to own our own homes.

This is one of the reasons why I was interested when they asked to form a special committee. I supported it because in my area it is getting to be a real big problem. People are having problems keeping up with their rent because of the rent scale that was set up without any involvement from the community. They put the rent up to 25 per cent. It just seems that some people are only just working for the rent money and have no other income for anything else. So I would just like to make that comment. Up here we are very fortunate because we have trees and we could build our own homes. I went into the High Arctic, Joe's area, and it is kind of a sad situation there because there is just no way any of those people could own their own homes because the material is very expensive and it is very hard to deliver. The boat goes in once a year and it is very far away. So I think we are very lucky that if we are not sick, and we are able, we might be able to build a home for ourselves. That is all I have to say. Mashi cho.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: (Translation) Thank you, Mr. Chairman. I want to ask you a question. Do you think it is right, if you have a job and when you get your cheque, that you pay the rent with all the other deductions, UIC, income tax and all the other deductions. Even though you are employed your bill at the store is high and the rent is high, so no matter what your job is you get into a hole. The teachers get a subsidy. What do you think if the local people got housing subsidies? The local people do not get that when they have a short-term job. Maybe a lot of people are going to question you so that is all I have to say. Thank you again.

MR. ALVIN YALLEE: Good evening, my name is Alvin Yallee and I am from Fort Norman. I have some issues on housing in Fort Norman. I would like to start off with the local Housing Corporation, its organization, the way it is handled, and what it has done for Fort Norman up to date. I have very little to say about the corporation in Fort Norman. I was involved at one time to quite an extent with the Housing Corporation. I was a director on the committee, but I have lost interest because the Housing Corporation is always falling apart so badly that for me it does not exist any more. The employee relations have gone down the drain as far as I am concerned. I think the employees are getting paid for a year-around holiday. It is seen by a lot of people locally every day that nothing is being done to upkeep the houses that they are renting to the local people. The houses are falling apart. At one time when I was on the Housing Corporation committee we had worked out a schedule and made sure that the employees were at work everyday and did their part of the work that they were getting paid for. And since that time it has fallen apart and I really have not got much to say about it other than that.

Regarding the information from the Inuvik regional headquarters it has been very poor. They are very unco-operative and I do not have much to say for them either. The Housing Corporation in Fort Norman knows that houses are scarce around town, that people are in bad need of houses but it has been three years now since they have built a house in town. People are forced to live like pack rats in houses. I am sure the executive of the Housing Corporation would not like to raise their children like that if they were forced to, but we are. It makes me very mad when I talk about housing. I have tried for so many years to get a house in Fort Norman and I have been very unsuccessful. I applied for a SSHAG grant and I have been unsuccessful there too. A lot of young people are getting married and are forced to live with their parents for two or three years and are trying to raise kids on the side and I do not think that is a proper way to raise children. The RCMP, the social worker and other people in Fort Norman are wondering why the rate of crime is so high in the community. A lot of it is due to the fact that people have to live together and put up with other people's problems which forces a lot of young people to turn to drinking and other

things that do not make sense any more. The Housing Corporation has made various trips to Fort Norman from Inuvik to talk about SSHAG program. They were going to give this and that to the people and they have not given a damned thing to us yet. People who do not have houses and apply for a SSHAG grant should be given the opportunity to be able to build themselves a home under that program, rather than that grant being given to someone with a home already. They take twice as long to build a house. A person with no home would do it in less time. It would not take very long. I wish very much that they would change that pattern of giving out the grants to the people in the community.

One last thing I would like to bring up is that the Government of the Northwest Territories employees in the community have an option of living in a government house and there are three or four government houses that are open in Fort Norman, if I am correct, but yet government employees are living in low cost rental housing and taking that opportunity away from people that do not have a home. I would like very much for this committee to take a stand on that and make sure it is brought forward and made known to the Government of the Northwest Territories that these people working for the community live in the houses that were built for them, not take low cost rental housing away from people who need them. I think that if the Housing Corporation is going to smarten up they better start getting their act together. As many people said here tonight, they made a lot of promises to the local people when they came up with the idea of the people giving up their homes and moving into their low cost rental units. They have not lived up to those promises yet. It is not only happening in Fort Norman. It is happening in a lot of small communities in the valley and also in the Arctic. That is about all I have to say now. I would like to thank the committee for coming to Fort Norman and letting us give our views to you.

CHAIRMAN (Mr. McCallum): Thank you very much, Alvin. I am sorry, I did not catch your last name.

MR. ALVIN YALLEE: Yallee.

CHAIRMAN (Mr. McCallum): Are there questions of Alvin by Members of the committee? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I would like for the record to know how many empty government houses did you say there were?

MR. ALVIN YALLEE: If I am correct, there are about three houses in Fort Norman that are empty. I am not positive about that but I know there are empty units in town here.

MR. PEDERSEN: How many government employees live in public housing units in Fort Norman?

MR. ALVIN YALLEE: Two that I know of.

MR. PEDERSEN: The third and final question, we heard before that the public houses are allocated by the housing association. Who decides who gets the SSHAG which they now call HAP grants? You mentioned that people living already in houses should not get them, rather those that do not have housing. Who decides who gets them?

MR. ALVIN YALLEE: The housing board of directors in Fort Norman recommend to the office in Inuvik who should get the houses.

CHAIRMAN (Mr. McCallum): Excuse me, Alvin, when you say the Housing Corporation in Fort Norman, you mean the local housing association?

MR. ALVIN YALLEE: Yes. Excuse me, Mr. McCallum, I just heard that they do not operate that way anymore, but when I was on the board of directors we recommended to the Inuvik office who should be eligible for the SSHAG program. Apparently they do not operate that way anymore. Apparently Inuvik makes that decision now.

CHAIRMAN (Mr. McCallum): Okay, I guess we would have to go back to Rocky or to somebody else within the association, but it would be my understanding that what is occurring now as regards the HAP program, individuals make application to the district office. Further questions? Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I am not too clear on that one answer. For the SSHAG program funding, who decides now then? Is it the Inuvik office?

MR. ALVIN YALLEE: Apparently it is the Inuvik office that makes that decision now, Eliza.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I only have one question. In my own area we are having the same kind of problem with the housing association as you are experiencing here. Do you think it is fair for tenants to be paying full rent on a house that is not fully maintained. Should these people be paying a lower rent?

MR. ALVIN YALLEE: I do not think you should pay rent at all if your house is not maintained. It is like anywhere in the Territories. If you rent an apartment, it is maintained, it is kept up to standards and if a home is not kept in that shape you should not pay rent on it because the Housing Corporation is paying employees to keep the units up to standards and if they are not doing that there is no sense in even bothering with them.

CHAIRMAN (Mr. McCallum): Are there further questions? Perhaps, Alvin, I could ask you a question. You say that you would hope that we would be able to recommend changes in a policy for an individual to receive the HAP grants, the old SSHAG grant. Do you follow? You say that we should recommend something. Let me throw it back to you. What do you think we should recommend?

MR. ALVIN YALLEE: That the people who do not have a home and have the ability and the desire to build a home for themselves, to give them an opportunity, rather than giving it to someone who has a home already.

CHAIRMAN (Mr. McCallum): Would you say that would be the priority?

MR. ALVIN YALLEE: Yes, I would.

CHAIRMAN (Mr. McCallum): What if somebody lived in public housing and wanted to get a HAP grant to get their own home, would you say no to them?

MR. ALVIN YALLEE: I would not say no to them. I would ask them to move into my place and let me stay in their house. The thing I am getting at, Arnold, is that people who have homes already and have low cost units, by giving them the HAP grant they are tying up a house that can be used by someone else. In the meantime they are trying to build themselves another home. I know damned well and so do a lot of people in town, that nobody is going to rush to build their home because they already have a roof over their head.

CHAIRMAN (Mr. McCallum): I am not arguing. When you say we should be doing something -- you say have very little good to say about everything else, if we recommend something without getting something from you, you are not going to have anything good to say about us when we leave either and I would not want that.

MR. ALVIN YALLEE: It is just that when I talk about housing I get very upset about it.

CHAIRMAN (Mr. McCallum): I agree because I think each of us believes that people should not just have a shelter, they should have a home and I think there is a difference between them. We are going to have to make recommendations based on what people tell us to do. I would hate like hell to go in and recommend something that I think should be done here because you know better than I what is required here. I may know better what is required in Fort Smith than you do but that is okay.

MR. ALVIN YALLEE: Well, I recommend it then.

CHAIRMAN (Mr. McCallum): That is the kind of thing that we are looking for. Mrs. Lawrence?

MRS. LAWRENCE: I just want to make it clear for the record, are you saying that if someone is in a low rental he should not be given the SSHAG grant to build his own home and it should be given to someone who is in need of a home?

MR. ALVIN YALLEE: A family that is in need of a home.

MRS. LAWRENCE: And who is not living in low rental housing?

MR. ALVIN YALLEE: That has been living with someone else for a number of years.

CHAIRMAN (Mr. McCallum): I think one of the other things that you said that Mr. Pedersen has taken note of is the business of staff housing. I think that does not sit well with people on this committee either. That is something that I think we can press the government very quickly to do something about. I know that Mr. Pedersen has drawn attention to that. With staff housing empty then obviously the government employees should be living in staff housing. Otherwise give it to somebody else who is crowded in another home. But something has to be put in its proper perspective. Did you have a further comment on that, Mr. Pedersen.

MR. PEDERSEN: Yes, Mr. Chairman, just a note that may interest people here on government staff living in public houses. It is not only here. We have found out since we have started travelling that this is a problem throughout the Northwest Territories. In fact there are way over 200 public housing units in the NWT occupied by government employees, and certainly if we could find a way to get them into government staff housing we would suddenly have an extra 200 houses or way over 200. It is not unique to hear. We have found that out wherever we have been so far.

CHAIRMAN (Mr. McCallum): Are there further comments or questions of Alvin? Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. Just one observation that I have noticed in my travels. I have not only been to Fort Good Hope, I have been to other communities, and it has always been the case where most of the SSHAG program houses do go to the more well to do bracket of people, if they could afford to buy fuel and things like that. The other point is that a lot of the public houses were at one time given to people who could afford to pay rent because the public houses are on loan sort of thing and the people that make these houses have to pay back that loan. But it is coming to a point now where these public houses are more or less designated for the low income people. My question is, since for CMHC it is not worth their while to collect rent on these public houses, do you think they should put them on sale?

MR. ALVIN YALLEE: That would not be a bad idea.

CHAIRMAN (Mr. McCallum): Anything further? Well, Alvin thank you very much. If you have further comments please go ahead.

MR. ALVIN YALLEE: Just a couple of more comments here. I think either way you lose out with the Housing Corporation. If you purchase a house you would have to supply the fuel because the houses are equipped with electricity and an oil burner furnace, and I know damned well that I cannot and many people cannot afford to keep a place like that running all year long. So I would recommend that the Housing Corporation keep their houses.

CHAIRMAN (Mr. McCallum): And do something about the rental scale.

MR. ALVIN YALLEE: That is right. Stop jacking up the rents. One more comment, Mr. McCallum and the panel. I want to comment on the overcrowding of the housing units. I mentioned earlier there are several families living together in these units. A lot of it has to do with the children that have to go to school during the school year and have to put up with all the other things that go on in the home at night. You cannot train your own child to do what you want them to do and what you would like him to be when he grows up or to go through the school year. It is hard to control the children. There is a lot of mental stress on the children. The children wander on the road all night. It is a sad sight to see but it happens. It does not just have to do with having no water or having a leaky faucet, it is a lot more than that. That concludes my presentation to the committee.

CHAIRMAN (Mr. McCallum): I want to thank you very much, Alvin, for being very blunt and open about your comments. Those are the kinds of comments that are required for us to really get to know what it is. I recognize there are difficulties in all situations. Adults have the right to live their lives as well. I thank you very much for the comments and I want to assure you that we will take those comments as being very straightforward and honest and hopefully we will be able to do something. When our report does come out maybe you will have something good to say about us.

MR. ALVIN YALLEE: How long will it take?

CHAIRMAN (Mr. McCallum): I do not know. Thanks very much.

MR. PEDERSEN: Just a very brief comment in addition to what our chairman just said. Every word that is being said here tonight, in addition to being translated, is also being recorded and it will be transcribed word for word verbatim from the recordings, so we do not have to rely solely on our memory. It will be available to read verbatim, everything that has been said.>

MR. ALVIN YALLEE: Yes, I know that, thank you.

CHAIRMAN (Mr. McCallum): Again, I would invite anybody who wants to speak of housing in the community to express themselves to us. I am not sure when we will be back this way again, if we are as a committee. Obviously if we are not back you have a very capable person in your MLA, Mr. T'Selele, but we would encourage you to come forward and express your views about housing in the community.

MR. ROCKY NORWEGIAN: My name is Rocky Norwegian. I am going to tell you about this letter I got about three or four days ago. It comes back to the shortage of housing. I tried to get a house and I have still not been able to, so I bought myself a small trailer. I have a family of four, my wife and I and two kids and I have a newborn. So I bought a small trailer hoping I would get some assistance from Yellowknife or from the head office. There are grants available for houses. When I was in Yellowknife in May I went right to the district office and talked to a person there and he said well sorry, we cannot help you this year because we already have the boat order ready for 1984. So I asked him if there were any other places I could go and see and he said yes, we will send you over to the Canada Mortgage and Housing Corporation to see Mr. Dale Walls. So I went over to the office there and went to see the person and he said, well, go back to Fort Norman and write down the materials that you will be needing and send us a letter back. I am pretty positive you will be getting the grant because I see you are living in a house with three families. So I said fine, I will go back and fill out the things that I need and I will send you back a letter.

I did that and I got a letter back saying, "Thank you for expressing your continued interest in the above program. As I indicated in the May meeting in our office, they are attempting to secure a position for a full-time RAP co-ordinator in order to deliver our proposed 1984 delivery plan." And it says they "still have not received the necessary approval to staff the position and therefore will be unable to deliver the program in 1984 as planned." So I am asking, do they need a co-ordinator to order the stuff?

CHAIRMAN (Mr. McCallum): Rocky, I wish I could give you an answer. In my opinion I think it is absolutely ridiculous but unfortunately we do not really have anything to do with the corporation or Canada Mortgage and Housing Corporation. It would seem to me that if they have the material all they have to do is put it on the barge and send it to you but that would be too easy to do I guess.

MR. ROCKY NORWEGIAN: You see, I do not have a place to stay and what they are telling me is, "Sorry, nothing this year. Go freeze for a year and then come out when it is warm and maybe we will have something for you next year".

MRS. LAWRENCE: I would just like to make a comment. I have a hard time understanding the situation as well where you have to have a co-ordinator when you have district office, head office people sitting there where they could easily help out in the smaller communities. I had one situation from my constituency where this was a senior citizen who had applied for assistance for material and that was exactly the same answer they gave me, that they are waiting for this co-ordinator. I thought it was just for the senior citizen home, but apparently they are doing it for everyone then. I just wanted to make that comment. That was the same answer that I got when I questioned what is taking them so long on this application. So what are you saying to us then? Do we have to have a co-ordinator?

MR. ROCKY NORWEGIAN: What I am saying is can they not just go and order the stuff? I mean they have the material. I wrote down the material I needed. I am asking for a grant and I know I will have to pay back part of that grant. What I am saying is why can they not just order the stuff and ship it up like they do the SSHAG programs?

CHAIRMAN (Mr. McCallum): I tell you what we will do. You give me a copy of that letter.

MR. ROCKY NORWEGIAN: I will get you a copy tonight.

CHAIRMAN (Mr. McCallum): If you get a copy of that to Penny before we leave tonight, we will get a hold of the guy and see what is going on with it. There is not much sense for me or anybody here trying to promise you something that we really do not have anything to do with. But you give us a copy of it and when we get back to The Wells, we can use the dingaling and find out what is going on, okay? And we will get right back to you.

MR. ROCKY NORWEGIAN: Another thing that I would like to bring up is, we have not had the district manager up here in the last few months. We are wondering why he has not come to visit our community. He is sending a lower person every time.

CHAIRMAN (Mr. McCallum): We are going to Inuvik on Monday and Tuesday. One of the things that we have been hearing is that kind of thing and we will meet with the district office and put the same question to him.

MR. ROCKY NORWEGIAN: They will maybe spend one night here and that is it. If not, all they will do is come into town, go the office, find out what is going on in the office and that is it, they are gone. Why do they not come to town and go to the people in town? I am pretty sure there are a lot of people here who would be willing to translate for the person. The girls in the office speak the language. They could come around to the different people in the settlement and find out their concerns. But he has not showed up.

CHAIRMAN (Mr. McCallum): We will be talking to the district office in Inuvik Monday or Tuesday and we have a meeting with the district manager and his group and we will be posing those questions to him, the same as we are going to do with that letter to CMHC and see what can be done. It is absolutely ridiculous to have not only your family but your brother's family and your mother all in an uproar because someone cannot find their way to get materials in to do something to alleviate it. That is the kind of thing that we are basically interested in. I do not mean to pick on you because I am sure that there are other families in the same predicament here in town and in other communities.

MR. ROCKY NORWEGIAN: Well, like my what my brother said, he cannot raise your kids. I'm not saying that I don't like my kids going to see my parents or anything, it's just that I would like to be able to raise them up, teach them the things that I want to and not be spoiled and that.

One thing before I finish, you are going to be going back to Inuvik -- what Alvin said, I'll like to comment on that because the HAP or SHAG program was given to the people. They were told whoever had their logs on their lot was given the first opportunity. It was said to me that the first people that had their logs and everything on their lot and were ready to build, that's when they were going to order the materials.

CHAIRMAN (Mr. McCallum): Well again, I guess that's something that we have heard in other communities as well about a community making the decision as to how it goes, and you determine it yourself and I think that's been said to us before. We are going to be looking at that. So thank you again unless there were comments or questions. Mr. T'Seleie.

MR. T'SELEIE: Can I ask you about what program you apply to... (inaudible)

MR. ROCKY NORWEGIAN: It is RRAP.

MR. T'SELEIE: It's a program where you can get a grant up to \$10,000. Is that right?

MR. ROCKY NORWEGIAN: Yes, it's up to \$10,000.

MR. T'SELEIE: And Yellowknife has your material list?

MR. ROCKY NORWEGIAN: Yes. I send them a list of the materials that I needed and I also kept a copy for myself.

MR. T'SELEIE: Mr. Chairman, I would also like a copy of the letter.

CHAIRMAN (Mr. McCallum): Would that be possible, Rocky?

MR. ROCKY NORWEGIAN: Yes.

CHAIRMAN (Mr. McCallum): Mr. Gargan, you had a comment.

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MR. GARGAN: Thank you, Mr. Chairman. My comment is with regard to the MLAs that are being represented here as well as MLAs representing your own constituency. I did run into that type of a problem when I first got in as an MLA and I guess to start off with we weren't supposed to get any SSHAB houses and I guess just this constituency of consistency of bugging the people in the Yellowknife, in Hay River where the regional office is and in Fort Smith, I was able to get results in that area. I just thought that maybe I should let you know that we weren't supposed to get houses in Providence but we were able to get three and also the same thing applied with the senior citizens grant. That too, you know, I don't know why they are using the excuse, this court intercepts, there is why you are not getting it because in Providence there is someone getting a grant under the senior citizens home. Not just that but because the grant is not enough, I was also able to get more moneys to actually do the emergency repair program other than the \$3000 that goes to these senior citizens people. So, I believe they are giving you the runaround and that is just an excuse for not giving it to you.

MR. ROCKY NORWEGIAN: So they are giving it to somebody else?

MR. GARGAN: What I am saying is that the money is there, maybe it's just...

MR. ROCKY NORWEGIAN: Yeah, I know because when I went to the district office in Yellowknife, they said they had not received the money yet and they were going to be receiving it in June. They said they'll have the money there in June but no co-ordinator.

CHAIRMAN (Mr. McCallum): You should have offered your services, Rocky. Again, thank you for your comments and you'll see that we get copies of those letters, we'll try to do something.

Are there further comments from people? We'll take a 10 minute break.

---SHORT RECESS

Order. I'm not too sure how long we want to go on, not that we want to leave early. So, I will ask if there is anybody else that would like to make any statement to the committee concerning housing in Fort Norman or any of the committee Members would want to make any comments. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I was just talking with Victor Menicoche again, and he mentioned something about these houses right in front here. Actually the heat is done by water, not fuel. I mean it could probably create a problem in the wintertime if it ever freezes. The other problem they might have too is with regard to, you notice the sidings that are put there and there is a screen in the bottom, six inches of the building, and the sewage tanks are right directly underneath the buildings too, that could create a problem too in the wintertime. So, I thought I'd let you know.

CHAIRMAN (Mr. McCallum): Anybody else who would like to make comments to the committee?

MAYOR RAYMOND YAKALEA: I am Raymond Yakalea, Mayor of Fort Norman. First of all, I have to apologize for being late here this evening but I had a prior commitment. Anyhow, I would still like to thank the committee for coming to the community of Fort Norman and we thank you for listening to the people. I have a few comments of my own.

When Fort Norman became a hamlet a few months ago, the hamlet councillors and myself sat down and talked about the various things here in Fort Norman. One of the number one problems in Fort Norman is the lack of housing in the community and I can't imagine that it is much different any other place. But it makes me think of a comment that I heard an old man say one time about especially this part of the NWT, "how could we have such a big country and so few people and so many trees and yet we still have a housing shortage". And I leave that for the community to ponder and think over but it brings up a point, especially in this part of the NWT where we have all the natural and all the raw materials needed to make housing and that is logs which we have abundance in this area. And I strongly urge this committee to look into further especially housing in the western NWT. I strongly urge them to look into the possibility of providing more log homes to people or to build a log home industry within this area as we have the raw materials needed.

Also to make people who want to build their own log homes, make it accessible for them in the sense of helping them bring in their logs, making grant moneys available to people who wish to own their own homes for materials, labour, so on and so forth. I am involved at the moment also in building a log home and I have had nothing but basically a run around in trying to find moneys for a builder

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for three other people and myself who would like to build a log home. We're not asking money for materials or for labour but we are asking for money for a log builder but the Housing Corporation don't really have a program for that. We're asking for somewhere in the neighbourhood of \$18,000. Therefore, this is an instance where I would like to see the Housing Corporation be more accessible to people who want to own their own homes in the sense that there is money to be found for a program such as this. What I am saying is they don't have a program but we would like to see more programs where they would assist in log home builders who want to own their own homes.

I have listened to some of the presentations given here and I guess you can understand the frustration of the people of Fort Norman as far as the housing shortage is concerned. I really can't add anything more to that except that this is a very real concern. There is a home here in Fort Norman where there are 21 people living in a home and this is a health and also a fire hazard, should a fire start or should someone get sick, it includes 20 other people. And there are other homes here where there is one person living in a three bedroom house, I don't know what the rationale is but obviously this home that has 21 people needs to be looked at quite seriously. This is something that has been talked about with other councillors and myself and we find it a very urgent concern of ours and it is something that needs to be done.

Also another comment relayed to me, is the design of the homes that come here from the Housing Corporation. A lot has been said of the different styles of housing that have come here and have been here and that have disappeared. In a couple of years, we get a whole new style of housing but nothing seems to be consistent with the housing and the housing all seem to fall apart with the prefab material. It doesn't seem to be a good quality of homes and people have said that they would like that issue brought up. Who gets the contracts to build homes up here because it seems that the people who build the homes especially in this town, are not really aware of the wear and tear, climate or whatever but the houses seem to fall apart within a few years of being put up. This is something I would strongly urge the committee to do, to reconsider, what you do, I think to recommend, I don't know who to, to the Legislative body but I'd like this area to be looked into also. The construction of the prefabricated homes that come here.

Basically that rounds up my comments which are just few but once again I would strongly urge that especially in the Western NWT, where we have an abundance of raw materials in logs, that a log home industry be strongly looked at. That more money be accessible to people who want to own and build their own houses. That ends my comments and once again I would like to thank you for giving the people of Fort Norman the opportunity to speak to you and to hear the concerns of the people here. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Yakalea. Are there comments or questions of the Mayor? Mr. Ballantyne.

MR. BALLANTYNE: I have a question for Mayor Yakalea. I think your point is well taken in that the Housing Corporation, because it is a large centralized organization, has a problem developing specialized programs for certain areas and some of the ideas that you have brought forward, the idea of helping somebody actually skid your logs in. They find it very difficult to do that.

An idea that was brought forth in Fort Good Hope that it might be better if the Band Council or the hamlet council was given a sum of money and they were allowed to develop programs that specifically fit the needs of their area. Do you think that idea has some merit, if you do, would you like to add to any comments to that idea?

MAYOR RAYMOND YAKALEA: I think the idea of the people of Fort Good Hope brought up is a very valid idea. We find it difficult to deal with people in Inuvik and in Yellowknife especially if it concerns this town. We, in this town, know the concerns in this town and I think it should be dealt with locally if funds or expertise and materials can be delegated to this town. I am in strong agreement with that and fully support that. As I say, in the Eastern Arctic where I have never even been to, I can't imagine a log home industry up there because they have no trees but in this instance we have a different area where we do have all the raw materials and I think that we should be gathering the raw materials in our own backyard for the people here. So, yes, I strongly recommend that.

CHAIRMAN (Mr. McCallum): Mr. T'Selais.

In accordance with our by-laws, we have a mandate to develop a positive working relationship with the hamlet of Tuktoyaktuk. Whenever possible, we have attempted to address mutual concerns with the hamlet of Tuk, however from time to time, decisions that directly affect the housing association are made without consulting our board of directors. We specifically refer to the allocation of land for new units, increases in rates for the services and the inefficiency of delivery of services.

It is not within our jurisdiction to dictate these areas of responsibilities, nor is it our wish. Tonight, town planning is a concern of all citizens of Tuktoyaktuk and the housing association ultimately is responsible for the management of units built by the Housing Corporation. For this reason, we feel it is essential to consult with housing associations when allocating land for units.

The management agreement between the NWT Housing Corporation and the Tuktoyaktuk Housing Association clearly outlines the responsibilities of each party. The agreement is adequate. Attempts are made by both parties to make decisions mutually acceptable. All of our funding is received through the Housing Corporation, therefore, our decisions are often superseded or the corporation makes decisions without consulting us. Because of budget constraints, we accept that certain decisions must be made by the Housing Corporation, however we feel very strongly that as a board, we may have valuable input into design and construction of units and what type of units are needed, that is the size.

The district office of the corporation is keenly aware of the design deficiencies mentioned earlier. As a board, we have requested funding for major repairs to very poorly built units. Though the district office has been supportive of these proposals, the head office has denied funding. We are referring specifically to requests for 1980 rehabs, repairs on those units and the Kafkas units, those are the most recent units we have asked to be repaired.

The corporation's head office seems too often to not comprehend the implications of refusing these funds. The units are a health and safety hazard to the tenants. They pose a great strain on our maintenance budget and deteriorate very quickly if the repairs are not done. Poor designs and constructions are approved by the corporation but we have to contend with the poor living conditions.

Finally, we would like to present to you today, our views on home-ownership programs. We are very supportive of home-ownership and are satisfied that the Housing Corporation has implemented programs to assist and encourage home-ownership. We would like to suggest that the income ceilings for the applicants of home-ownership program reflect more accurately the high cost of living in the North. The present income ceiling is unrealistic as it does not consider the high cost of fuel, power, water and sewage and repairs. The present ceiling excludes many potentially excellent applicants. Tuktoyaktuk has a high level of seasonal unemployment. The program guidelines and conditions does not reflect this.

In closing, we would like to mention that we have attempted to present to you a few of the issues that as a board of directors we must continually deal with. We hope the problems we have identified and recommendations will receive your attention when presenting your report to the Legislative Assembly.

We would like to thank you for giving us the opportunity of meeting with you today. We commend the initiative of the committee in attempting to identify and address the diverse housing needs and issues in the Northwest Territories.

CHAIRMAN (Mr. McCallum): Thank you. Are there any comments? Mike.

MR. BALLANTYNE: I just have a couple of questions. I notice in your presentation you make reference to a rental arrears collection policy. I wonder if you could briefly explain that policy and secondly, if you have a written copy of the policy, could we have it for our reference.

MS VINCENZA DE BONIS: I can forward that to you. We do have a written policy. Basically it goes on a three warning system, you get a first notice which is a reminder that you have not paid your rent, the second notice is a demand for payment and that is 60 days after not paying your rent. In between the second and third notice, if you still have not paid rent, a board member and myself, the secretary-manager, visit the tenant and try to encourage them to pay rent and explain the consequences of not paying rent. If the tenant fails to pay rent after 90 days, then a termination of lease is sent out to them.

There is various steps where this process can be halted, the most obvious of course is them paying rent before the next notice is sent out. Also arrangements can be made to have arrears paid in small amounts. Also the tenant has the option to enter a service contract with the housing association, that means working off some of your arrears. There are a few others that I do not remember right now, but we will send that rental policy to you.

MR. BALLANTYNE: Is this a policy that you worked out locally with your association or is this a policy that is used through all the other associations in the Territories?

MS VINCENZA DE BONIS: We have made a few changes to accommodate Tuktoyaktuk Housing Association needs, but it is based on a format that is used throughout the district with all the housing associations. One of the changes that we have made is that the format does not include a visit by a board member and the secretary manager to the tenant before termination for lease is sent out, and we felt very strongly that that would be important and also very helpful. Small changes like that were made.

MR. BALLANTYNE: Through the other communities we visited, it was a real problem with the tenants sometimes understanding exactly the rules and regulations and how things work. I see that you either have or are about to set up tenant workshops. Could you briefly explain what you would do in a tenant workshop?

MS VINCENZA DE BONIS: We would like to have perhaps Nellie Cournoyea and perhaps someone from the nursing station involved in this workshop. We are looking into the possibility of having someone from life skills come in and assisting us. And basically some of the issues we would like to address are with tenant caused damages, what the implications are, in other words if their fuel and power costs go up and therefore the possibility of their rent going up is there. And also that it is a health and safety hazard. As far as the payment of rent, what we would like to do is to present to the tenants the reason for paying rent, where their money goes when they are paying rent because I do not know that all the tenants understand what their money is being used for. And basically to try and work out some of the tenant concerns that they may have in the discussion period that would follow the workshop. It is right now just in the planning stage and we hope that by the fall, we will begin our first workshops.

MR. BALLANTYNE: Again, is this a local housing association initiative or is it something that is made available with the support of the Housing Corporation throughout the Territories?

MS VINCENZA DE BONIS: No, as far as we know, we are the only ones that are undertaking this initiative. We felt very strongly about it, particularly in the spring because there seemed to be a lot of debris around the homes when the snow is gone, you notice the broken windows and our arrears were getting worse. So, our first step was to implement this rental collection policy and we felt strongly that that was not our only problem, that there should be some tenant education. Our mandate in our by-laws is to educate the tenants in housing needs and housing problems.

We are getting assistance from the Housing Corporation in as far as having them consult with us, their suggestions are more than welcome but it is a local initiative.

MR. BALLANTYNE: Do you think you could make any information you have on the workshops available to the committee? This committee's work will probably take a year to complete and if you do an evaluation of the workshops, I think we would most appreciate having that evaluation.

MS VINCENZA DE BONIS: Yes. That is fine.

CHAIRMAN (Mr. McCallum): How long has this policy been in effect?

MS VINCENZA DE BONIS: It went into effect at the end of May. I do not have the exact dates. So, it is too soon to evaluate its effectiveness.

CHAIRMAN (Mr. McCallum): Thank you. Eliza.

MRS. LAWRENCE: One question I would like to ask is after giving all these notices to the tenant and they all fail, what kind of steps would you take then?

MR. JON MAGNUSSON: Right, I think we have to get CMHC to look into the R & R program to fit into the North. It is the same way, that if you look at each community has a different housing allowance for government employees and so on, because they do recognize that it costs more to live in Sachs then it does, in say, Fort Smith. But, as far as the R & R program, CMHC is saying that, we will have a maximum income in Sachs of \$40,000, the same as Fort Smith, even though the program says \$30,000, we are getting away with almost \$40,000. This is pretty low for Sachs.

CHAIRMAN (Mr. McCallum): Any further questions? Eliza.

MRS. LAWRENCE: Yes, just getting back to that deal in Norman Wells of \$30,000. I cannot understand the district office would give a \$30,000 package deal to own a home just to any Joe blow on the street because nobody else is interested, where just next door to it, Fort Norman is screaming to build. Could not the district office consider that sort of incident that if they have something to give away, could they not give it to where it is really most needed. In, like, Fort Norman, people are so crowded in one home and they are willing to build but there is no funding, and yet people that can afford in the next town are given the funds, because nobody else wants it? It is hard for me to accept that.

MR. JON MAGNUSSON: Okay, back three years ago, we could not get anybody interested in Fort Norman enough initiative to get going on that program. Since then, we have to some extent, even with the programs that we have given to Fort Norman we are having problems getting them completed. We have really advertised the program and it has now taken off a lot better this year and, people are very scared into going into home-ownership and I can understand their concerns. So, we wanted to show them that it could be done and it has worked. Those two houses has sparked the interest of other people to go into the program, and I think it was well worth the money that we did spend. Because, we are doing four units in Fort Franklin this year and in Fort Norman we are still finishing up two from the previous year. Actually, Fort Good Hope is also been a great asset to us in showing the other communities what can be done on their own.

CHAIRMAN (Mr. McCallum): John.

MR. T'SELEIE: The committee has heard that Fort Good Hope has a waiting list of something like 30 people who have applied for some kind of housing, Fort Franklin has about 30 and Fort Norman tells us that they have a waiting list of 18 people and I forget what Norman Wells has told us, but that is just about 80 units that are required in just three communities and all that the corporation is doing this year is three new ones in HAP units in Fort Good Hope, four in Fort Franklin and John just said that they are finishing up two in Fort Norman. So, really, the number of any kind of units allocated there this year, new ones, is seven. That is a long way from what they say they need, which is 80 in those three communities. So, I guess I just wanted to say this for the record, that for the last few years, there has been very little housing put into the Great Bear Region. I think that the committee has heard that there is a big need for types of new housing and for the record, I would just like to mention that.

MR. JON MAGNUSSON: I agree, that there is, of course, a shortage of housing. Each year we update the needs study, we ask for the waiting lists. I have to admit that I am not too happy with the communities for the waiting lists, because you talk of 30, and I know there is a lot of people, and I get short lists of waitings like this. It shows me that the housing association is not doing their work properly. I cannot tell how many are in the community needing housing unless I get the information. But, if I do get the funding next year, you missed this earlier, we are looking at building 56 units within the region next year, which will alleviate a lot of the problems. Different bedroom sizes to fit the people that are in need of housing now to fit those particular families. If we continue with the HAP program and so on, then of course that will alleviate.

There is one thing which is very tough issue for the housing association, and that is reallocating or relocating people within the community. In a number of communities where we have one person staying in a three or four bedroom unit, the housing association has to take the initiative of taking that person out, even if it was the family home, and putting him into a smaller unit and utilizing those other bedrooms.

MR. T'SELEIE: I have another question. I think that the situation of Norman Wells is, in my point of view anyways, a lot different then the smaller communities. They seem to have problems with public housing, how they allocate them. I guess they have been having problems with the rent, some people are saying that some people are too rich to be living in low rental housing and all this kind of thing and I guess that the housing authority, like you were saying before, setting up a

housing authority would, you know, with guaranteed representation from certain groups in the community on the housing authority, would help to us get around some of those problems. The other thing too, is when we met with the housing association I heard them say that they were interested in an apartment style housing. I do not know if the corporation gets into that kind of housing, but I mainly heard them say that they needed housing and I think it was the mayor that told us, some kind of a multi-apartment housing. I think that maybe that is just the best way to go.

MR. JON MAGNUSSON: I have some concerns about delivering more housing in Norman Wells, public housing that is. I am not sure that it is needed, we have an oil community basically, an oil community that is doing nothing as far as housing, for the community, they look after their executives, and that is it. They fly people in and out on a two week basis. What about their employees that are from that community or from neighbouring communities? Is it up to the government to supply them with housing, or is it up to the oil based community to furnish it? If we build a single unit building, for single parents or even single people, like we are in these other communities, are these people going to be there two weeks and out for two weeks? I have not seen any concrete information that we really require that type of unit for people that are living there working for other than Esso. I do not know if it is our mandate to supply housing for Esso.

MR. GARGAN: Thank you, Mr. Chairman. You mentioned some single units for single parents. Will any of these be going to Aklavik and Fort McPherson?

MR. JON MAGNUSSON: Yes.

MR. GARGAN: Under what program is that?

MR. JON MAGNUSSON: It is special for this year where we have the extra funding that was made available by the GNWT and the units in Tuktoyaktuk, Aklavik and Fort McPherson will be run by the housing associations under the same rental scales they presently have in effect. The ones here in Inuvik, we hope to run them as an economic rent, or in other words, a market rent basis. We will either set up a separate board or else run it by the district. It will not be run by the housing association.

MR. GARGAN: Are you aware of any other districts getting that kind of single units?

MR. JON MAGNUSSON: Yes.

MR. GARGAN: My other question is, you designated that you have your 85 budget and the number of units that are going to the communities. How do you allocate those housing to particular communities, how do you go about it? How do you determine who gets what?

MR. JON MAGNUSSON: That is from the needs study, and the information is supplied by the housing associations on their number of people on the waiting lists, and the number of people in the present units, so that we can look at overcrowding, and that determines their bedroom size that we are looking at building, small or big, and the number of units.

MR. GARGAN: I was just wondering if there were any other options, such as allocating houses based on population. That has never been the case, it is based on mostly on if the housing association does their work then it gives them more.

MR. JON MAGNUSSON: Yes, and this is their input and exactly what they need. This is where you run into problems in places like Inuvik and Norman Wells because this information is coming from the housing association. Like Inuvik, the corporation only makes up 20 per cent of the housing there. So, we are not even looking at the problem of housing here other than the home-ownership end of it, and I have to admit, I really do not want to see any more public housing built in Inuvik. I want nothing but home-ownership, because this will never be nothing but a government town unless we do.

CHAIRMAN (Mr. McCallum): Any more questions? Mike.

MR. BALLANTYNE: John, I have a couple of questions on the HAP program. First of all, do you think that the HAP program has been successful? Secondly, are there any ways in which you would like to see it improved and thirdly if the money available in that program were, for instance, doubled to \$5 million, do you think it would be utilized?

MR. JON MAGNUSSON: I think that it is a good program. It still has some bugs in it that have to

be ironed out, the same as any new program. I think that if it were to be doubled, that it could be utilized, but then you have a problem of being able to manage that many units being built in one year. As in all of the districts, I do not have the staff, I cannot seem to get the staff, therefore I cannot give enough support to the people in the communities to build these units. If I was flooded with a lot of them, I would not be able to control the inspections to make sure that they were being built right, allocation would become a problem, but I would like to see the program continue and increase gradually. I would not want to see it all dumped all in one year.

CHAIRMAN (Mr. McCallum): Michael.

MR. ANGOTTITAUROUQ: Since he said it was the request of the local housing association, requesting for more houses, he said that that was the way you determined to where the houses will be granted. Well, in our tour, in some places we have heard that there is at least 10 to 14 people in one and three bedrooms, and in the rent application there is from one bedroom to five bedrooms. It makes me wonder why there are no houses that are five bedroom, when they are needed. It is much better to put 14 or 10 people into a three bedroom, and since anybody that is making a few dollars in that building has to pay a rent. So, it makes me wonder, for what reason are these five bedrooms not available to some communities when they are needed. Is it the cost or are they too expensive to build?

MR. JON MAGNUSSON: They are expensive to build. I am aware of some people who have as many as 20 people living in one building. A lot of that is extended families. In other words, sons and daughters have gotten married and have their own families. I think it would be, quite often, necessary and more convenient for those people to have their own unit, then trying to keep extending that family. If they have a lot of children that are very young, a four or five bedroom would be fine, but I would keep them limited in a community, because quite often as a family grows up, then you have a big unit that is not being utilized. I would not want to see a lot of the big units being built for that reason.

There is actually more need for two bedroom units right now then there is five, because quite often young married couples starting out, maybe do not have any children or they have one child, and then, of course, as the family grows you move them into a bigger unit. There is not any housing for newly married people right now because, how do they get a house on a waiting list when they have no children. This is why we need more two bedrooms. Actually, that is in my plan for next year.

MR. BALLANTYNE: Okay, this is my last question. John and I have to catch a plane. Every community that we have visited, there has always been a concern that the housing corporation, because the headquarters is in Yellowknife, is not responding to the diverse needs of the various communities. Now, if the Housing Corporation is restructured, how do you see structural changes that could take place within the housing corporation to make it more responsive to community needs?

MR. JON MAGNUSSON: I have seen a lot of changes in the Housing Corporation since I have been with it for the three years. Gradually I have seen some better input, but it still has a long way to go. I often find that the concerns come to us, they are sent down to Yellowknife, or because of funding restrictions, they often die down there because Yellowknife just does not have the money or are unable to get the money to put the things in place that are needed in the housing associations. We have been very lucky in this district. I think that I have got more funding here than any of them. In fact, they have a benefits package for all housing associations equivalent to the government employees, and as far as I am aware, there is no other district that has that. Things are coming, it is just taking a long time.

MR. BALLANTYNE: As a follow up to that. Would it be easier do you think, if the regional office had more flexibility. If, for instance, the regional office was given a block of money and then a decision could be made here of how that money should be spent, whether its on rehab, whether its on the HAP program, whether its on rental. Would you like to see more flexibility at the regional level?

MR. JON MAGNUSSON: I would like to see more flexibility in the housing associations budgets. I have no problems with the HAP and so on. If they want to give us x number of grants then we can take it from there. It is the, actually, the housing associations budgets that are just not enough to address the problems in the communities.

CHAIRMAN (Mr. McCallum): Anybody else? Sam.

MR. GARGAN: Yes, just one final question Jon. We are touring the communities basically because the housing programs are not working or they are not as effective as we would like to see it work. My question to you is, if you were to see a change in the corporation, what kind of a change would you like to see?

MR. JON MAGNUSSON: As an overall structure, I really do not know how to answer that. I would like to have the employees in the head office to be a little bit more in tune of what is going into the communities and what is going on in the communities. I find that they need to be a little more aware of exactly what is going on. I find that is a real problem.

CHAIRMAN (Mr. McCallum): What is the turnover in staff that you have had in your district office?

MR. JON MAGNUSSON: Too high.

CHAIRMAN (Mr. McCallum): Too high. It is hard to keep people?

MR. JON MAGNUSSON: I have not been fully staffed, well, I have been the district manager for two years and I imagine I have been fully staffed maybe two or three months out of that time. That is understaffed too.

CHAIRMAN (Mr. McCallum): What do to attribute that to?

MR. JON MAGNUSSON: I have not had so much people leaving the corporation. Some have gone to Yellowknife, some have gone to other districts, and that is my biggest turn-over, people going to other places. But, I cannot seem to obtain the man years that I need to do my job, and therefore the housing associations in the communities do not get enough help because there is just so much travelling involved. I have one the biggest districts, we do more programs than any other district that I know of and we just do not have the staff and, I suppose it is money, its man years, it is the whole thing, it is all involved in one.

CHAIRMAN (Mr. McCallum): I was going to make a comment. You have done very well in terms of programs and funding with a number of communities obviously, but you have done very well with what is going on, an awful lot of units going in with your federal programs as well. The HAP program is 18 units this year, you are building them on a spec basis under the HAP program, is that right?

MR. JON MAGNUSSON: No, those all apply, and they are given a grant.

CHAIRMAN (Mr. McCallum): How many requests have they had for those units? Are they all taken up?

MR. JON MAGNUSSON: Yes. We have a waiting list. What we do, say, this September and October, we will put out advertisements in the paper on the boards in the Bay, wherever we can, saying we are now accepting applications. By December or January we will have them allocated and then we put them away and then next year, we say you have to reapply. So, there is always fresh ones coming in.

CHAIRMAN (Mr. McCallum): What is the average cost of those units? What are people going into a mortgage, under the R and R program?

MR. JON MAGNUSSON: The R and R houses range from, well, last year from \$80,000 to \$105,000, under the R and R program. Last year, we lost out funding, or our funding was stopped because when they were tendered out, here in Inuvik, they came in too high. I had quite a few clients who had been promised a house through me personally because the program was going to be done. So, I managed to find a person that could give me some units at a lower cost by bringing them out of the Yukon, used houses. Bring them to Inuvik, rehabbing them and sending them up, and we sold those last year under the R and R program.

CHAIRMAN (Mr. McCallum): The average cost of those is somewhere around \$1,000?

MR. JON MAGNUSSON: Yes.

CHAIRMAN (Mr. McCallum): That is absolutely ludicrous and I appreciate the comment that you made to have an upset mortgage figure then of \$25,000, if they are being costed out at \$80 to \$80 some thousand dollars. I think that that is one of the concerns that we have had. I do not know how much is too much money to be making, in order to buy one of these, even though it is based on 25 per cent of the salary. But, it seems ludicrous to me to keep it. Do you know if there has been any move on the part of the corporation itself to have this figure to deal with the federal

government on a more realistic view of getting a rural and remote unit and having a salary figure coming into the household that is a little bit better than what is there now. I do not know how people do it, if they are only making \$40,000.

MR. JON MAGNUSSON: Well, it is still in line. If you read the program that is submitted from CMHC to us, it still says \$30,000. We are gradually getting them above it, but they will not put anything in writing. I have kind of a direct line to CMHC and I think that that helps some, because we do their other programs. The thing that bothers me is that mortgages are new to the North and do people really realize what 25 years is. I mean 25 years for a house in the North is a long time. Do we know the house is going to last for 25 years, in the South it will. Corporation houses have not been around for 25 years. So, are we mortgaging something that is going to be nothing but headaches later? But, it is a program that I want to deliver because it gets people in their own housing and it is just another way of doing it, but we are trying to be very careful of who we put in.

CHAIRMAN (Mr. McCallum): In the bachelor units, are they one bedroom or two bedroom?

MR. JON MAGNUSSON: They are one bedroom apartments except for there is one main unit that is a three bedroom.

CHAIRMAN (Mr. McCallum): Is it possible then to get some newly married couples to move into those?

MR. JON MAGNUSSON: Yes.

CHAIRMAN (Mr. McCallum): That is the basis, or single parents?

MR. JON MAGNUSSON: It is possible. They are looking at single parent, in other words, a husband or a wife with one child or single people. But, we will see when the applications start coming in exactly how they are coming in. If there is a need for married couples, then maybe that is what we will look at. The ones here in Inuvik, because there are so many, the district office itself is going to have to try and be more involved in it so that we get a good overall.

CHAIRMAN (Mr. McCallum): In the public housing that is now available in Inuvik, not just in Inuvik but in your district, how many government staff are living in public housing, or do you know?

MR. JON MAGNUSSON: Not off hand. But, it is the policy from the district to the housing associations that, if there is government housing available for government employees then they do not live in housing association houses that are owned by the corporation.

CHAIRMAN (Mr. McCallum): In Norman we had somebody tell us that there are at least two houses where government personnel were living in public housing and that there were government staff housing available. I do not know why, but we will be very tough on that. I just do not think that it is right, if there is public housing, then it should go to non-government people. Now, I recognize that a local person might be hired by the government living in public housing, and then to have them move from their home into government housing.

MR. JON MAGNUSSON: But, it is still our feeling from the district here that they should move. If there are houses sitting there empty owned by the government, your government employees should be in them.

CHAIRMAN (Mr. McCallum): That is what we are saying. But we have gotten that kind of feedback from it.

MR. JON MAGNUSSON: I think that the problem that you are running into there is that the government is saying, "Well, you have got a house now anyways, you can stay there and then we will keep those free for somebody else." But, that is not the way it is supposed to work.

CHAIRMAN (Mr. McCallum): That is not the way it should be. I recognize that that is exactly what is occurring. On the rehab business, and I agree again that you are trying to rehab these smaller units and make them three bedrooms, but they are too small. The other complaint that we have had, when we have been in houses, is with that rehab program, where the location of the kitchen is, and there is no light or no window in the bloody kitchen, there is no light coming in naturally, I mean. There is a light, but you have to keep it on all the time, even in the summer. There goes the power consumption when you get 500 kilowatts an hour or a year or a month, and then you go above

that because you have to have light in the kitchen or else the women cannot cook. The other thing is that, and these were the ones that we say specifically in Good Hope, the doors, they are fire traps because, both doors are at the front of the house and the three bedrooms are at the other end of the house. If a fire ever broke out, you would never get out. The rehab problem that we have with it, is that if they are going to rehab, surely somebody must have a better idea than to stick two doors at the front of a house and then no other doors in the bloody house. Plus the houses are on stilts and the windows are small and to drop out of the window, if there was a fire, you would get out of the window somehow, but breaking the window of course presents a further problem.

So, I guess what we are saying is that, there must be some way that local people, or somebody with some idea of rehab can switch one of those doors or at least get something close to one of those bedrooms. If you are stuck in one of those three bedrooms, there is no possible way of getting out of that house if there was a fire. Those are the kind of things that we have with the kitchen, because of the darkness of it and why can we not put a light in? They are dark in some of the homes. In Fort Franklin we saw some of them and they are dark and they say, "We would like to paint the walls white", and they say, "No, you cannot". There has got to be some better means by which we can make these homes liveable in that regard.

MR. JON MAGNUSSON: You are saying concerns I am aware of, and in fact we have pointed them out to Yellowknife, I do not know how many times. We have stated that the windows are too small. We have brought up that if the two main areas are fire hazards, or course the furnace room and kitchen, to go by from the bedroom to any of the two doors, you either have to go by the kitchen, and if you make it by the kitchen then you have to go by the furnace room. There, they stated that that was passed by the fire marshal in Yellowknife, and that really upsets me to no end.

We are still building units with one door, and legally that is okay, but I do not think that that is common sense. This is where I go back where there is no district or community input on housing design. I send in a list of what has to be rehabed, they look at the design and then they design it. Basically I think we should be looking at a two year program saying, "Just exactly how do you want them rehabed? What do you want, do you want them left the same? Do you like the design of your house?" Then we will just update it, the plumbing and so on, whatever. Why we have to tear the whole inside and redesign every unit, I have no idea. It does not make sense.

CHAIRMAN (Mr. McCallum): If you are not aware, you are being blamed, your district office is being blamed for being insensitive to that. Where in fact, you are saying it is at the headquarters level. Who is responsible for the design of this rehab?

MR. JON MAGNUSSON: The construction division farms it out to an Arctic company.

CHAIRMAN (Mr. McCallum): Is that Hal?

MR. JON MAGNUSSON: Programs would have some input into it, but it is mostly in the construction division that looks after this. We have no input into this.

CHAIRMAN (Mr. McCallum): Well, I think that in order to get a better appreciation of the difficulties that you are experiencing, the business of communications and workshops getting there has to be -- you have to get some thing along that line to get that out, because the perception that we have heard from the housing associations or from people in the communities, is that you are the bad guy. You are not down there, you are insensitive of what is going on, they make the representation to you, you carry the representation further, and nothing has happened. You are stuck in the middle, you are in a no win situation.

I think that there must be some kind of way that you can get that message across, because one of the things that we have been hearing is that there is a move or there is a feeling that a community would be better off than Good Hope, so that there would be a greater voice of the association there for the tenants. That it will not just be an authority, but that they will amalgamate themselves somehow with the municipal level. Whether it is a settlement, a hamlet, a town, it would come under there. Then you are going to get an even greater pressure upon you from the people who are using it, through you or over you through their MLAs into the government and into the corporation.

I think that that is what we have been hearing. That we have a lot of people saying that that is the best way to go. That associations do not have any power that it is supposed to be. They do not have enough of that, but there is one way to get it, and that is to go the society route or the authority route, or have the housing association under the control of the municipality or the local

government. Then, they would have a greater force behind them when they deal with the concerns such as the rehabs, kitchens, such as the input into the designs, such as the idea of rural and remote costs, the HAP programs, the whole thing, senior citizens and everything else.

So, I think that just to alleviate the concerns that you have, I think that it has to get out to the people that, you and your people are doing it just the best that you can, but that your requests are not coming through. You are not getting the proper feedback. Because, in every instance that we have gone into the communities, you, your office, your district office are the guys that are so insensitive to what is going on. You do not listen to them, they have been going after you all the time, and nothing ever happens. I am not telling you anything new or different, but I am simply saying that this is the kind of thing, so, when we come to deal with the district office, we say, "What the hell are you guys doing, you are not listening to what people are saying to you." How in the name of heavens can you put a rehab, such as the two doors and no light in the kitchen. Why could you not cut out a window in the kitchen so that the natural light comes in in the summer? There is 24 hours of daylight in these communities, and you have to use a light to bake in the summer time. That is the kind of thing that we are getting at.

MR. JON MAGNUSSON: I am not sure that the answer is for them to become part of the hamlet or whatever. I think they could quite possibly then just be another part of the system. I think that the direct voice to me and to the district office is still the best route, if we can get someone at the other end to listen. Yellowknife has always stated that the district is on the front line and it certainly is the case, and I am aware of it. I do not know what I can do other than advise them of the problems and, they are advised of all of these problems that the housing associations do bring up. All I can keep doing is to just keep going over and over them again until something is done. I have no power to say, "This has to be, you cannot do this." I do not have power like that. Basically, you said, "I say okay, I want X number of rehabs, I want X number of units." That is where it ends.

CHAIRMAN (Mr. McCallum): But then, I guess it is in the design of the rehab. I do not want to prolong this, but just another point. We talk about rental scale, and you agree that it is inequitable because of the condition of the house, because of the difference in it. The means by which the rent is assessed, it depends upon the number of the people in the house who are working. That is even foreign to other parts of the country. You rent a unit for a set price. I mean, if I am anywhere else, and I want to rent my house, I simply say, rent. I do not care whether the husband or the wife are working or the two children are working in it, that is the amount of rent that I want for my unit. But what the government does for the housing, they say, "Well, we will rent it, but if the wife is working we want some of her money for the rent, and if there is two children in the family and they are working, we want some of their money as well." Not just a set price. What are your comments about that kind of a concept?

MR. JON MAGNUSSON: Well, where this idea comes from of course is, it is the same program right across Canada, that CMHC, anything that they fund, then they basically have a certain set scale in effect. Up until this past scale, the difference between their scale and our scale, the corporation picked up the difference, which cost them a lot of money. Now, this new scale, what they are trying to do is bring it in line with the rest of Canada so that they are not picking up the deficit every year. That is where it stems from, because all we get is low cost housing and that is one of our problems. Low cost housing meaning, that CMHC has a certain scale into the operation and we are advised to go along with that scale. In the past we have not and we have had to pick up the deficit, so now the corporation is trying to get away from the deficit and go with the normal scale.

Maybe, we have to look at just building some rental units and saying that that is the rent on them, and that is it. There always will be low cost housing no matter where you go in any country, but why do we have just low rental housing? What kind of communities is that going to develop. It is not developing communities.

CHAIRMAN (Mr. McCallum): You are going to require social housing regardless. But you know, you have the same policy whether northern rentals before they are sold, same amount, no hot running water, as you do for public housing. The same concept. Those northern rentals will pay for themselves time and time again, which is a good reason why they have been sold.

The concerns that we hear from people and we would like to hear more because, we are meeting with the town council and meeting with the housing association as well, and we are having a public meeting tonight, and those concepts that we are talking about here will be the concepts that we have talked about with the others and we will be talking as well. It is a problem.

One final one that I have. Do you think the corporation should retain its present status, or do you think it should be part of a parcel of the regional office?

MR. JON MAGNUSSON: I think that it should retain its status for a number of reasons. One good example of that is that this year, if we were a department, we would not have been able to receive the funding for the single units this year. We are not able to get outside funding if we were a department in the same way we are now. We would get it from CMHC of course. I do not think that it is their mandate saying that you have to be a separate corporation, and I do not think that they would have any problems with us being a department, but it is just like any other department. I hear the same complaints about Education and all the rest of them in the communities, we do not have a voice. By making them a department, does that give them have a better voice? I do not think that it does.

MRS. LAWRENCE: Just in addition to what Arnold had said about the windows in the kitchen. It is a really sad case. Having that light on steady all hours of the day. At this time of year in the Territories, you do not need light at all, and yet the kitchens are just pitch black because there is no window there. They are willing to put a window in themselves, with no cost to the corporation or to the association, but they will not even let them do that, and you are telling us that it is the headquarters in Yellowknife that does not want this, so you have no say in it?

MR. JON MAGNUSSON: No, in fact I am aware of the problem, but the community has never advised me in writing that that is what they want to do. That is what they have to do. We have told them that, so that I can go to Yellowknife saying that I want to do a structural change in these units.

MRS. LAWRENCE: But, when you were in the communities, you saw that and you are aware of it. It is really hard for some of the local people to write, it is not like you and I to sit down and write, it is not so in the communities. So, why could you not recommend that for them? If not, why even have a district office?

My other question is that you said that it should be a separate body, the district office. I do not agree that it should be a separate body, I think that it would be better to go with the regional office and have regional co-ordinators and all of that, because the funding that you got for these units, the local association could have got the same thing. It probably would have been better if they got it themselves rather than going through the district.

MR. JON MAGNUSSON: As a department, we could not have got the funding.

MRS. LAWRENCE: As a department you could not, but as a local association they could have, and you could just assist them at the community level.

MR. JON MAGNUSSON: The association would be under that department. That would be the only problem.

MRS. LAWRENCE: No, because it would be separate from yours.

CHAIRMAN (Mr. McCallum): Have you had requests from bands along the Valley or in your area, to do or to take over the rehab program? I know that in Fort Franklin or Fort Norman people are doing it this year.

MR. JON MAGNUSSON: Yes, they are.

CHAIRMAN (Mr. McCallum): But in Fort Franklin for example, they have two people within the association themselves, that are journeymen, one of them being from Thebacha College. Is it something that you promote, that the hands will take over this rehab, that they will get the people to do it, that they will oversee the rehab even with the prearranged rehab that goes on?

MR. JON MAGNUSSON: Are you are talking about the associations doing the inspections?

CHAIRMAN (Mr. McCallum): Yes, or doing the actual work.

MR. JON MAGNUSSON: Well, the thing is, if we got more funding to give them more manpower, they have a full-time job maintaining the units that they have got. So if you take them off their current job in the summer, of doing the furnaces and all the rest of it, all you are going to do is hurt the other housing.

CHAIRMAN (Mr. McCallum): Let us say that the band, the developing corporation in Fort Franklin, -- I found it weird to see a band developing corporation in Fort Franklin and then they hire people from Fort Norman to do the rehab. Now here is a small project that they could have employed some local people to do it under the supervision of a properly trained carpenter or whatever.

MR. JON MAGNUSSON: Well, last year when the rehabs were tendered in Fort Norman, the Fort Norman band developed a corporation, they have been on a contract, they were accepted and when Franklin's were tendered this year, the corporation was still in effect and it was awarded to the Fort Norman community. I am sure that if Fort Franklin had developed a corporation and bid on the tender, they would have got it.

CHAIRMAN (Mr. McCallum): Are there any other questions on Mr. Magnusson's operation? John, I would like to thank you very kindly for coming over. Just to indicate again, you know, we are not on a witch hunt of the corporation or the district. What we are trying to do is to find out from people their concerns and it is not our purpose to come in here to try to knock down the corporation. There obviously will be recommendations as we go along dealing with the operation of the corporation and quite possibly within the physical makeup of the corporation.

But, we are concerned, because we hear kind of horror stories that go on in communities about things and what we are trying to do is to see if they can be corrected. It may be that times are going to have to change in regard to the government itself that we may have these priorities for other departments. But if there is such a concern about housing, and if we get the same kind of turnouts that we have been getting -- we went to Tuk and we had 60 odd people out on a miserable night and Fort Norman, and each night that we went out, not just here but in the East, we have had these community meetings going on until about 1:00 in the morning. So, there is a concern, and what we are trying to do is listen. We are not trying to give out any answers, we do not have the answers. We will be making a report to the Assembly in November, which will likely take the form of an interim report, that we require more time to get around to other communities. We have got requests for another 30 odd communities to get to yet. So, I would like to thank you very much on behalf of the committee for coming out this morning.

MR. JON MAGNUSSON: Thank you, Mr. Chairman, and thank you for listening to my concerns too.

CHAIRMAN (Mr. McCallum): Good. They are important as well, and as I said we are meeting with these other people later on tonight. At 1:30 we have a meeting with the housing association here. We have been in the East and the last week or so we have been in Colville Lake, Fort Norman, Fort Good Hope, Fort Franklin, Tuk and here.

MEETING WITH THE INUVIK HOUSING ASSOCIATION

CHAIRMAN (Mr. McCallum): My name is Arnold McCallum and I am the MLA for Fort Smith, Slave River. Ludy Pudluk is the MLA from the High Arctic and he lives in Resolute Bay and is co-chairman of this special committee. Mr. Red Pedersen, MLA for Kitikmeot West and lives in Coppermine, Elijah Erkloo who lives in Pond Inlet, MLA for Foxe Basin, we have Michael Angottitauruq from Gjoa Haven, MLA for Kitikmeot East, Sam Gargan, who is MLA for Deh Cho which is in Fort Providence and Eliza Lawrence who is a Member for Tu Nedhe which comprises of Fort Resolution, but she lives in Yellowknife.

We are here to hear from various peoples in the community, their concerns regarding housing. We have met with various peoples, either in public meetings or at meetings such as this with housing associations in other communities, where there is a district headquarters with a district manager. We have met with the local municipal government as well where they have requested it. We are looking at all aspects of housing. The supply, allocation, distribution, if you like, of housing within a district or within a community and of course, here we are concerned with you people here in the town of Inuvik.

We have hear many things. We are not part of the Housing Corporation. We are not part of the Minister's staff in Yellowknife, we are all elected MLAs, we are a committee of the Assembly. We are to give a report in November about what we have heard. We may or may not make recommendations at that time, we will like to try and extend our mandate a little further. We would like to hear your concerns on housing, what you feel about it, any aspects of it. We do not have the answers to your questions, that is why we are out listening to what people want. We expect that in the report, that we will make recommendations to change government policy or the government's agency, the corporation's policy. But, in no way are we connected with anything to do with the Housing Corporation and/or the Executive Council of the government. Do you want to say anything further Ludy? So, with those very brief opening remarks, we are willing and ready.

MS BETTY DEE: I will introduce you to our board: Ruth Coady, chairman; Carey Marshall, vice-chairman; Dave Seabrook, chairman of finance; Ken Hamilton, household income forms; Mary Turnbull; Diana Tingmiak; Shirley Kasoon; my maintenance forman, Jeff Gardiner; and I am Betty Dee, manager.

What I have brought to pass to the housing committee just so that they will have an idea of what the board is dealing with on a day to day basis, is the latest pictures from 1978. If you want to start looking at them and passing them down, it will give you an idea of some of the concerns of our board.

MR. JEFF GARDINER: I got a call on a Saturday morning from a tenant living across the street, that there had been teenagers going in and out of this unit all the previous night before. Mrs. Dee, the manager was away, so I called the chairman, Mrs. Coady and she advised me to go and check it out, and this is the way that I found the unit. There was nobody in the unit at the time.

CHAIRMAN (Mr. McCallum): There was nobody living in the unit?

MR. JEFF GARDINER: Well, there was nobody in there. The place was still leased to a previous tenant.

CHAIRMAN (Mr. McCallum): Is that a public housing unit?

MR. JEFF GARDINER: Yes it is, under section 43.

CHAIRMAN (Mr. McCallum): Well, we will just pass it around. Are there any other comments that you would like to make? I am sorry, we record everything, so I wonder, if you are going to speak, please identify yourselves so that when we take the transcriptions from the tape, we will know just who said what.

MS RUTH COADY: My name is Ruth Coady, chairman of the board. What I would like to say on that unit was prior to this we had a notice of termination out on that unit, for the same thing, extensive damages. We were asked why the corporation, who had the word from Gordon Wray, that we not terminate this unit until he had looked into it -- since we had to put that on hold, this further damage took place in the meantime.

CHAIRMAN (Mr. McCallum): When was that?

MS RUTH COADY: April, and it was quite awhile that we had not heard back and we just had to leave it as it was with the tenants in there.

CHAIRMAN (Mr. McCallum): Did Mr. Wray see the unit?

MS RUTH COADY: No he did not. He saw pictures, we sent him not those copies, those were later dated pictures, but we sent him copies of the original damage to the unit. The tenant has since vacated the unit.

MR. JEFF GARDINER: Fortunately I have a slight sense of humour when I go into places like this and this one immediately struck me as a tossed salad because there was a head of lettuce on the floor, french dressing spread all over the place, mayonnaise all over the place and caribou legs and fish all over the place.

CHAIRMAN (Mr. McCallum): So one of your primary concerns is the abuse of the units. Is that a major concern?

MS RUTH COADY: Yes.

CHAIRMAN (Mr. McCallum): Is that prevalent throughout the units.

MS RUTH COADY: This is not an isolated case, it is one of the worst ones but it is not an isolated thing.

MR. JEFF GARDINER: I do the majority of check in and check outs of tenants and we do have tenants that do leave units in a shape that I would be perfectly willing to move in right away and you

would not have to clean in behind the fridge because they leave the units so clean. But we do have a lot of cases like this and we have been trying to do the best we can. As a maintenance foreman I find it extremely difficult to schedule recommended maintenance and a proper maintenance schedule when we find ourselves besieged by so much repairs that we have to do which are tenant caused, by tenants that get evicted and so it is very hard to get the money back from them.

I, myself am concerned that we spend so much time doing repairs that there is no way we can to the maintenance on the units and the government spends millions of dollars building these houses and here we are, we do not have the manpower to have a proper preventive maintenance program in place and administer it when we are beseeched by tenant neglect and damage and abuse like this.

CHAIRMAN (Mr. McCallum): You have four full time maintenance personnel or three under you and two casuals?

MR. JEFF GARDINER: One casual. I just corrected Mrs. Lawrence's form here. Our bottom two casuals listed there are no longer with us. We have one apprentice in that position now. But myself I am a working foreman and as such I am expected to look after the administrative end of the maintenance department as well as supervise the men and also do as much of the work as I can possibly do myself. All this entails ordering supplies, checking on inventories, checking on work orders, issuing work orders that end of the maintenance department which has to be done but which still takes up an awful lot of time.

CHAIRMAN (Mr. McCallum): What would you suggest as a remedy for the situation then?

MS BETTY DEE: The biggest problem that we have identified is that we have to many units for the number of man years that we have to maintain them as Jeff has said. So actually our time is taken in repairs. The only way that we could, with the budgets that we have to work within those budgets for which I am responsible, is to be able to charge an exorbitant damage deposit to tenants to try and cover some of these damages when they are done. But normally these type of people, when you have to evict them, not only do they leave damages but they leave a certain amount of arrears, so your damage deposit or security deposit that we take from them when they go into a unit is applied firstly to the rental arrears before it is applied to the damages. There is really no way around it other than to get additional funding from the government to maintain the units that they put up and ask us to administer.

CHAIRMAN (Mr. McCallum): What is your policy regarding arrears?

MS BETTY DEE: We have a set policy that the board has laid down.

CHAIRMAN (Mr. McCallum): Do you have it in a policy manual?

MS BETTY DEE: Not in a policy manual, it is in our board minutes as a resolution that the board has passed.

CHAIRMAN (Mr. McCallum): Could we get a copy of your policy regarding rent and arrears if you would not mind?

MS BETTY DEE: Certainly.

CHAIRMAN (Mr. McCallum): Are there other questions? Eliza.

MRS. LAWRENCE: Just looking at these pictures it is sickening. All the services that are in the country, there is no need for this. It just proves what kind of service we are providing and how effective they are. All the education, training, that is existing within government within organization, within agency, and you show us pictures like this. Why are we here, why are you guys here? It is really sad, I am sick to see pictures like this. If everybody was doing their job effectively there would be no need for this type of thing. There are such things as workshops that could be made available and like I said with all the training and programs existing within the country so much money is put into it, and we come up with something like this. This will definitely go in our report and I am just sorry to see something like this coming out of a program that is supposed to be delivered to the people.

CHAIRMAN (Mr. McCallum): Anyone else? Mr. Pedersen.

MR. PEDERSEN: Thank you. The pictures that you show us, you have 190 units according to the list we have here. Is this one unit out of 190 or how many have you had problems with? Surely you must have a whole bunch that you have no problems with.

MRS. BETTY DEE: We do have a majority of our units that we do not have that type of problem with. I think basically the reason why I brought those pictures for you to see today was to twofold: For you to see the type of damages that we do run into and this does happen I would say approximately every three months, as soon as the problem is identified it goes to the board for action to be taken and of course as you know according the Landlord and Tenant Ordinance you must give them 30 days rental notice. So if it is in the middle of the month then they actually have six weeks before their termination notice becomes effective.

The other reason I brought these to you was to indicate to you that the Minister had actually stepped in and had made the board stop their action when the board is there to identify these problems to take action and a bleeding heart goes to the Minister, the Minister listens to that bleeding heart even though he has all the report on paper and it is still held up for three months and futher damages that are done. Now this is one of the things that the board was very upset about and I am surprised that they are not really giving it to you both guns but this is a problem and since Mr. Wray became the Minister it has happened three times. Now I don't know if all three times were his involvement or whether it was corporation involvement but all three times there was action stopped on the board. They do not do things irrationally and they do not do things on a personality base or a biased base.

MR. PEDERSEN: Thank you. On this particular case your board took the eviction action on the tenant and then this action was reversed by the Minister. During the reversal period, was that when these pictures were taken? Is that correct?

MS RUTH COADY: Yes, that is correct.

MR. PEDERSEN: How many evictions to you have per year, or in the last 12 months?

MS RUTH COADY: I would say two or three a month.

CHAIRMAN (Mr. McCallum): Is that for damages or for arrears?

MS RUTH COADY: That is based on damages.

CHAIRMAN (Mr. McCallum): Anybody else? Mrs. Dee.

MRS. BETTY DEE: Mr. McCallum, when we take you on the inspection of the houses, in the Sidney Apartment building we had one instance this morning where I had to go in and kick out a bunch of people that were in an apartment. This will go to the Minister, I know it will, I know the person involved, however that person is not there at the moment.

CHAIRMAN (Mr. McCallum): Who has requested the Minister to stop action on them? The tenant?

MRS. BETTY DEE: I honestly do not know because we are not given that information although we have asked for it we have never been told.

CHAIRMAN (Mr. McCallum): You asked of the Minister's office?

MRS. BETTY DEE: Asked of the corporation who gave us our direction.

CHAIRMAN (Mr. McCallum): Anything further on the business of maintenance? What is your rental collection average out?

MRS. BETTY DEE: Way above average.

CHAIRMAN (Mr. McCallum): Which means? Percentage.

MRS. BETTY DEE: The corporation had 100 per cent assessment collection and I had 145 per cent.

CHAIRMAN (Mr. McCallum): That is picking up arrears?

MRS. BETTY DEE: Well, this was in assessments and picking up arrears correct.

CHAIRMAN (Mr. McCallum): Eliza.

MRS. LAWRENCE: What process do you take before you give eviction notices?

MRS. BETTY DEE: Are you talking rental or damage?

MRS. LAWRENCE: For both. Lets take rental first and then we will go into damage.

MRS. BETTY DEE: Okay, your rental collections before evictions notices are served, they get their statement showing them their balance and then they get a letter and then they get their notice of termination.

MRS. LAWRENCE: Do you personally see the person or talk to them?

MRS. BETTY DEE: They are sent a letter saying please come into the office and discuss this with the manager or come and speak to the board. So they have that opportunity. Normally they do phone, we do not have too many evictions that are followed through because of non payment of rent, the majority of them do pay up their rent.

The damages are a little bit different because what happens is if a regular inspection, say this happens without it being a regular inspection, it will be a maintenance servicemen that will go into a unit will come back and say "Gee Betty this unit is in bad shape." Then I will send them a notice saying that I will be doing an inspection, a damage inspection. We will go in and do the damage inspection then it comes back to the board, they see the pictures. Quite possibly one or two of the board members will accompany us on this damage inspection and then they make their decision and it is an immediate thing and there is no rescinding of that.

MRS. LAWRENCE: They are evicted immediately?

MRS. BETTY DEE: Well they have the 30 day rental. So it could be up to to six weeks or seven weeks depending upon when in the month, but our board meets the first Wednesday of each month so it is usually right after that.

MRS. LAWRENCE: It is explained to them, like some people cannot read or write.

MRS. BETTY DEE: Oh yes. They know what it is and why they are being evicted. They are usually called into the office previously and they are told what we have found, the tenant caused damages, the approximate cost of these damages say \$3000, they are asked if they are prepared to pay for them as we make the repairs to the unit. If they say they don't have that kind of money well I have no choice but to take it to the board.

MRS. LAWRENCE: It was brought to my attention the last couple of days that people are evicted without notice. You know how you hear things, you have to hear both sides of the story. They are saying that their belongings are thrown in the garbage because they have no place to store their them. So in my mind I see the board coming and taking their stuff and throwing it in the garbage. I would just like an explanation on that.

MRS. BETTY DEE: I know exactly the case you are referring to because it is an ongoing thing. Just about every other day you have the same conversation on the telephone. This unit that I think you are speaking about was condemned by the Department of Health from unsanitary living conditions, one of our newer units by the way. The damages to the unit were extensive, the tenant in question was told she had to get her stuff out, we couldn't leave the unit as it was any longer because the stench was too bad. She apparently sent a girlfriend in to clean out the unit and at the time after that friend had left we said now is that it, is there anything else you would like to get out of here? The answer was no, that is it. So everything else went to the dump because that is where everything goes.

MR. JEFF GARDINER: I was on that move personally and when the friend of the tenant had finished clearing out what they wanted, we had workmen go in and they just pushed everything toward the door and then loaded it onto a pick-up truck. It took two pick-up loads of stuff and it was piled three or four feet high by the door to get it out. There was a good cord of clothing and stuff to haul to the dump. We run across that quite often.

I have been with the housing association for seven years. I started as an apprentice and have worked my way through the ranks up to maintenance foreman. I have noticed that since Mrs. Dee has been the manager, that she has taken a much firmer line and the board has backed her up on this line and, you know, you may call it a firmer line, but it is justifiable because this is public money that we are spending here. Let us not just throw a rock through that window and just call housing and they will replace it free of charge, it will just cost you a dollar not \$100.

I have seen a lot of cases where tenants will say, "Yes, yes, I will pick up my stuff tomorrow, I will pick up my stuff tomorrow." But, tomorrow never comes, and we wait and wait and we have to get in there, we have to get the place ready for somebody else. I have a schedule maintenance and I say, "Okay, you have to have that stuff out by Friday, my men are going in Monday." If they do not pick it up on Friday, then on Monday it has to go to the dump, because I cannot afford to have my men standing by when I have workorders stacked up in the office for work to be done. There is no way that we can afford to have the men always changing back and forth from jobs. I have got to be able to schedule them slightly.

But then, usually about a week after we haul the stuff to the dump, people will come by and say, "Oh, is my stuff still here?" I have had that happen three, four or five times. We tell them, "No, you had your chance." They just walk away, they do not seem to worry too much about it. They did not worry enough about it to come and get it, so, I guess, they are not too worried about it after it is gone.

Also, I have a copy of a house inspection report here, a blank copy. It shows the criteria that we use when we go in to inspect a house. It is broken down according to room and it has various things: windows, screens, floors, walls, ceiling, paint, cupboards, countertops, doors, lights and outlets, smoke detectors, fridge, stove and there is various check marks for conditions. Good, fair, poor or tenant caused. Some of our inspection reports come out mostly all good and fair check marks and in some of them you see an awful lot of black marks in the tenant caused section. I can give this copy to you.

MRS. LAWRENCE: I have another question, in fact, I have two questions. My first question is, have you ever held a workshop, or do you see a big need for a workshop on training the tenants on how they should look after their appliances, such as their stove, fridge or stuff like that?

MS RUTH COADY: Apparently I did not know this. Just in the past year, I requested through the Native Women's Association if we could have a part-time person employed by housing to do home management types of programs out of the Native Women's office and to do training where we see it necessary. Because, you are exactly right, a lot of people just do not know, they are not educated on how to look after a unit, and they do not know where to really start. So, we have requested to have somebody on our staff part-time who would be just involved in that, to catch a problem right in the bud and work with that person. Apparently that has been requested in the past. I thought at one point we would be able to have that, but I guess we are not now. There is no money in the budget.

MRS. LAWRENCE: So, you did request it and nothing has come out of it?

MS RUTH COADY: Yes, nothing has come out of it, no. That was requested four years ago. I thought that I had a good idea this year, but it was requested four years ago.

MRS. LAWRENCE: Okay, that is fine. I will get to another subject. Do you know the phone number of the senior citizen's home?

MRS. BETTY DEE: They do not have a phone.

MRS. LAWRENCE: They do not have a phone in there for them?

MRS. BETTY DEE: No, each unit pretty well has its own phone. Sorry, the senior citizens home does not have a public phone. Most tenants have their own phone, as it is the responsibility of each tenant.

MRS. LAWRENCE: Okay. This is another complaint that was brought to me, so I am just saying it. You can tell me if it is right or wrong, that is all we want to know because we are here to take concerns and views of everybody else and this is one of the concerns that was brought to me. This little ad here about Peter Sage, apparently he is maintenance or looking after -- superintendent for the senior citizens home. The complaint that I got was that he is doing business out of the old folks home, and it says, no overhead means lower price. They said naturally there is no overhead, because he is using the old folks home for his business plus he is plugging in all of his trucks outside at the home, plus he is using the fridge or whatever cooler that is available for his food that he is ordering in bulk, so the other people are unable to use it. Could you just explain that to me.

MRS. BETTY DEE: I sure can. First of all, Peter has another location for his business other than the senior citizens home. He does have his own freezer, which possibly he does put some orders in it. That I cannot tell you, I have never checked his freezer, I do not think that that is any of my business. The other thing is that he is entitled to plug in one vehicle, which he did all last winter, not two. That superintendent's position was advertised in the paper a year ago in June and it ran for three weeks in the paper and we had one application which was Peter Sage. As it is now, Peter is going to be leaving the North, and the board has extended his contract on a month to month basis because we have not had any indication of anyone that is willing to take that position. It is a very difficult position.

MRS. LAWRENCE: That is good, that is all I wanted to know. Thank you.

MRS. BETTY DEE: One thing though, that you will find if you look at that ad, 2006, I believe is the number, that is also Peter's personal number. That is why he says no overhead.

MRS. LAWRENCE: So, he is using this personal phone for business.

MRS. BETTY DEE: Yes, but he does not have people come knocking on his door saying, "I want a \$1000 worth of groceries." I know myself, that I get some groceries through Peter, but it is never done through the senior citizens home.

MRS. LAWRENCE: But he does have his phone at the senior citizens home.

MRS. BETTY DEE: He has two lines at the senior citizens home. One of them is listed under Peter Sage.

MRS. LAWRENCE: So it comes into his home then?

MRS. BETTY DEE: Yes.

MRS. LAWRENCE: So they were right then, in saying that he does have a phone in the senior citizens home?

MRS. BETTY DEE: In his own apartment, yes, because he lives there. Yes. There are quite a few of the tenants in Inuvik that have businesses and that actually have an extension phone of their business in their unit. The board is well aware of this and as long as they have another location to run their business from, the board has accepted it.

MR. ANGOTTIAURDUQ: Thank you, Mr. Chairman. After looking at the pictures there, I have a question. I wanted to know what happened in that picture exactly. I am wondering if the tenant did not know about housekeeping or was it another reason?

MRS. BETTY DEE: I think that the big problem in those pictures is alcohol. The tenant is aware of how to keep house. The tenant has family in town and there really is no reason for it. It is not as if she did not know, she did know. Alcohol was a big problem. The previous pictures, I did not bring them because they were sent to the Minister, showed them sitting in the house drinking, and this was the big problem, alcohol is a big problem. The majority, in fact, I would say 100 per cent or 99 per cent of all of the evictions that are done through damages, are alcohol related.

Now, we have had some success. I must pat myself on the back, I feel very good. I have talked to a lot of the tenants that we have had these problems with, and they have gone to Delta House. Diana is a representative of Delta House and we do work very closely together. I feel very good that a lot of these tenants that we would have evicted for damages, have straightened out and have brought their life-styles around. They know how to keep house, but when they are drinking it just does not matter.

MR. JEFF GARDINER: Just to clarify those pictures. The actual tenant was not in residence, not in the house at the time. She was in the hospital, and her daughter who was supposed to be looking after the house for her, had told another person that he could stay there but he was not allowed to let anyone else in. So what happened from there, we do not know. But, that was who was supposed to be responsible, and they were obviously not acting responsible.

CHAIRMAN (Mr. McCallum): Shirley.

MS SHIRLEY KASOON: I have a few concerns here on arrears and evictions. A lot of our tenants in the housing association are faced with a large housing bill which is almost impossible for them to pay because of financial problems. These large amounts of debts have incurred over several months, when in fact they should have been dealt with in a proper manner, which is following the rules of the housing association and going ahead with eviction because of non-payment of rent. There is a three month timespan in which the first month the tenant is served with a termination notice, correct me if I am wrong, and then a notice of eviction in which the tenant has the following month to either vacate the premises or pay their rent in full.

In some cases these arrears are let go, and they build up, that there is no way that housing can ever collect it from the tenant. The tenants are usually given another chance because they are not able to pay the rent at that time. My question is, what control does this committee or the NWT Housing Corporation have over this type of policy or is there a policy that will alleviate this type of ongoing problem of eviction and arrears because of non-payment of rent?

I think that the housing association and the tenants alike, are at fault, because they seem to abuse the system. Housing abuses the system in that they do not follow their so called policies and are easily talked into giving the tenant another chance. Then, the tenant is paying for their rent for the rest of their lives. This is just one concern that I have about arrears and evictions, and I think that there must be a better way of handling this problem. Maybe if there was a proper way, then we would have much better houses to offer our people of this town, rather than old run down houses which is caused by tenant damage, and hardly anything done about it other than the tenants get evicted or pay for the damage. But, what does that teach them? They can just easily do it again.

CHAIRMAN (Mr. McCallum): Well, I think that the questions you have asked us, as I indicated in the first instance, were not of the Housing Corporation nor are we that knowledgeable of the associations policies. We have asked for copies of it. I think that the questions that you have asked are more properly addressed to the association and/or the corporation through the district manager. But, since you are dealing with public housing, all public housing comes under the local association.

MS SHIRLEY KASOON: But, the corporation, do they not run the business of the association?

CHAIRMAN (Mr. McCallum): Well, the association is responsible to the corporation, they signed a management agreement. We cannot answer your questions.

MS SHIRLEY KASOON: I am sorry, I was not looking for an answer. But, you wanted to listen to concerns.

CHAIRMAN (Mr. McCallum): Oh, yes sure, and I think that if you have that query, we can address the questions to the corporation, in that whether there is a generalized policy of the corporation down to the associations and/or authorities concerning arrears. We will certainly take your comments and your questions because they are noted now within the transcripts. It is recorded, so we will be able to attempt to do something or attempt to ask questions on it. So, you have talked about damages to houses, you have talked about arrears. Are there any other concerns that you have.

MS RUTH COADY: I think that a concern that stems from what Shirley has said here, is the rental scale itself. We had asked in the past for a new rental scale and the one that came down is not a good working scale. We have been told that, I guess, it is a standard, and I guess it has to be that way. But, what we are dealing with here is the extended family, and the way that the rental scale is set up that 25 per cent of your gross income, then you pay 25 per cent of your spouses income, less \$75 allowance, and that anyone beyond that pays 25 per cent of \$75. Now, what that is

doing, is encouraging people to bunk in together, take a multi-built, it has four bedrooms and you get 15 people in there, the tenant on the lease, the senior citizens, you will have the second that is declared as spouse. Or the second in charge might be making a small amount of money and then you will have the grandchildren there, working for Esso, Gulf or Dome and they are technically paying \$18.50 a month.

What it hits hard is the family type of person like myself. the husband working, I am not working, I do a little part-time, with four children under the age of seven. We are getting dingd straight 25 per cent of our gross. What it is encouraging to do is to try and lie about your income, which is where we get these arrears when people have lied to us. They do not want to declare another person working because it is too much money out of their home. You know, you can technically be paying out \$800, \$900 or \$1000 a month and get the family across the street paying \$42 a month. It is not a fair scale. So, that would be something to look into, I think. There has got to be a better way.

CHAIRMAN (Mr. McCallum): What do you suggest?

MS RUTH COADY: It could be a flat rate per unit that a person could meet within their means, and then they would have no problem. It also could be on a sliding scale as we had in the past, where your deductions allowed for the number in your family, for the number of children that you had under the age of 18, that would bring down the amount of rent that you paid. What it is hitting hard is a family like that with small children.

CHAIRMAN (Mr. McCallum): Are there any questions on improvement of the rental system? Red.

MR. PEDERSEN: The rental scale and arrears is a problem that we have heard now in every community that we have gone into. It is obviously one that must be addressed. I do not think that a flat rate system would work because what is wrong in the present scale is that it is encouraging people to do different things. Apparently a few years ago in Hay River, we had the encouragement of of public servants in large groups attempting to get into public housing simply for the sake of saving good money. That is not the purpose of public housing exactly.

MS RUTH COADY: Maybe go back to the old way of 25 per cent of your gross, but at the same time, allow the deduction for a certain number of small children in the family, like children under the age of 16 or 18 or whatever the age is. Because as it stands now, with us with four children, we get a reduction of \$27 a month. That is just a courtesy thing, it does not mean anything.

MR. PEDERSEN: Mr. Chairman, I would like to briefly get back to the evictions again. When you allocate houses, now you say two to three a month over a period of a year. Now, that is is a fairly large percentage of your total number. Is there any way, when you allocate houses, if you check the tenants for previous records on where ever they may have lived before? Because, they all cannot be new families.

MS RUTH COADY: What we do, is we have a point score system where they come in and apply for a unit and they fill out a point score. We ask for a reference and if they can supply it it gives them extra points on our system. Tenants that we have known for damages in the past -- we have a disrepair list at the association of tenants that have caused extreme damages in the past, like that have actually burnt down units and things like that, and we will have them come to our meeting and talk to them. If they have changed their lifestyle since, they more or less explain to us what their living conditions are at the time when they are applying. If they have changed their lifestyle to be acceptable for housing then they go on our list. It is not a great way, but you have to try somewhere to weed out the permanent bad weeds, and that is just the way we have started. It has only been in the last year that we have done this.

MR. JEFF GARDINER: Unfortunately that point score system where you allocated points for previous records of payments and damages and things like that, if a young couple just starting out and they have never rented a house, or single persons trying to get into our singles apartment, they do not stand much of a chance at all of getting in. There are single persons with eight points when people with 11 points are getting apartments, and a new person can walk into the office and with the right documentation can get an apartment, you know, go right to the top of the list, whereas a person can wait forever if they do not have any previous records of renting, if they are just living with their parents, they can wait forever. Our board is working on it and they are going to try.

A SPEAKER (Female): This happened not too long ago at one of our board meetings. When we are allocating houses, let us say a two bedroom place comes open or a four bedroom unit, and let us say a young couple with a baby is next up on the list with 13 points. So we say, "Why not wait and give them a smaller unit instead of using one of our bigger units." Then the Housing Corporation says, "No, you have to go by the point score." But, really with the point score, if you do have a small family, why move them into a great big high dwelling which just really gives them the opportunity to invite more people in, and then with a smaller family that comes up with more points, put them in a two bedroom.

I think that sometimes the Housing Corporation becomes too involved in what the association is doing. We are picked by the people to represent the people, and we try to do the best we can but when housing sort of comes down and says, "You must do this, this and this." Well, what chance do you have in running an effective organization. A lot of times you think, "What am I doing here?" Why not let someone else do it.

MR. PEDERSEN: The point system then, is a system that the Housing Corporation has given you to follow, is that correct?

MS RUTH COADY: That is correct. They have asked us to follow it, but I must be fair. I think that we have it within our power to adjust or revise it and we are going to have to look into that at our next meeting. Maybe break it down according to unit size, so that when a person comes in they will go on a waiting list with their point score for a certain type of unit only. Whether it is for a one bedroom, two bedroom or a larger dwelling.

MR. PEDERSEN: Mr. Chairman, something completely unrelated, but I just want to clarify the list that we have here. Can I just go through it? Thirty-six public housing family, are these three bedroom units?

MR. JEFF GARDINER: Yes those are three bedroom units. Four of them have burnt down in a fire and we have never had replacement units for those four units.

MR. PEDERSEN: Then there are 22 altan public housing, what size are they?

MR. JEFF GARDINER: Two bedroom and one bedroom and there are eight one bedrooms, so 14 two bedrooms.

MR. PEDERSEN: Fine pool family units?

MR. JEFF GARDINER: They are two bedroom duplexes.

MR. PEDERSEN: Multi-built?

MR. JEFF GARDINER: Mostly four bedrooms but there are still some with three bedroom with an unfinished room downstairs.

MR. PEDERSEN: Rehabs?

MR. JEFF GARDINER: Three bedrooms. The rehabs were rehabilitated five, 12 northern rental style houses, but have since been taken out of the northern territorial rental program, so they are not eligible to be sold to people.

MR. PEDERSEN: The log family?

MR. JEFF GARDINER: Twenty, three bedrooms.

MR. PEDERSEN: The 10 SCs?

MR. JEFF GARDINER: There are four, one bedroom units and the rest are bachelor.

CHAIRMAN (Mr. McCallum): Sam, you had a question?

MR. GARGAN: Thank you, Mr. Chairman. You mentioned about the limited amount of power that the association has. If the corporation has most of the power, what is your position as far as the way the corporation is operating now, the associations are operating? Would you maybe like to see the corporation as a funding agency and that more power should be given to the associations as far as the designs of the buildings and the allocation of houses?

MS BETTY DEE: I think that for the most part that the association should be looking after the tenants. Like giving houses and things like that, that should be the responsibility of the association. The corporation, well yes, they are our funding agency but we also like to use them when we need to, like, you know, if we have to go to them with any concerns and things like that. I think that what is happening is that more and more times we are sort of being slapped on the hands and they are saying, "You must not do that, or you must not do this."

For instance, that log house 78, if eviction would have taken place three months ago when we wanted to, and other people not stepping on our toes saying, "No, you cannot do it", we would not have had to put up with the amount of damages that are in there now. Word spreads like wildfire around this town, and you find out that this person has done it, and what is to stop all the others from doing it?

Now, they are trying to come up with an appeal board. Well, with the housing association, we do have an appeal, where the tenants are allowed to come to talk to the board. It is not like we just say, "You are automatically evicted, we are not going to listen to anything that you have to say." They come, they talk to the board and a lot of times we will change -- like especially if they are behind in arrears, we will say, "When do you think you will be able to pay those arrears up by?" So they sign an agreement with the association saying that they will pay X number of dollars into my arrears.

But, now they want this appeal board to come from outside of the association especially for people that are going to be evicted. It will all go through them. Well, where is our power, where do we stand, why should we be working and trying to help the people? We have that appeal already, where people come.

MR. GARGAN: My other question is with regard to people working outside of Inuvik. Whether it is fair or not, I am not sure, but for the people that are working for Dome and other petroleum industries, do you think that it is fair to them that you will be charging them rent while they are not living in the house and that they are being charged for accommodation and meals when they are out there?

MS RUTH COADY: I do not believe that they are charged for meals and accommodation while they are out there when they are employees of the oil companies.

MR. GARGAN: Okay, but do you think that it is fair that they be charged even though they are working outside of the community?

MS RUTH COADY: Yes I do, because it is their home and they are paying a monthly rent just like anybody else.

MR. GARGAN: But they are not living there while they are working.

MS RUTH COADY: But they still have families there, they have homes, they have furniture.

MR. GARGAN: So, it really does not give the tenant the incentive to work then?

MS RUTH COADY: How do you gather that? I don't follow you.

MR. GARGAN: Well if a person is going to be charged for working outside the community you are probably going to end up with a lot of social problems. Even now the problem is existing because you are giving them the incentive not to work.

MS RUTH COADY: I don't see why the incentive not to work is there when they are working outside the community. There is not much work in Inuvik, there is very little, no sea work for the government or CFS or in private business. There really is not that much work here.

MR. GARGAN: It seems so far that what I am hearing from the association is that you are having a lot of problems with tenants. Probably one of the contributing factors is that maybe you are charging people rent for working outside the communities and so the incentive is not there for them to work, they might as well stay in the house at a lower scale and that would create more social problems too.

MS DIANA TINGMIAK: Excuse me, don't you think though, like because everybody is charged by their pay cheque -- like when I take my pay cheque, if it has been changed that is the rent that I get charged by my gross income. So if a person is working out on the rigs and say they are clearing \$1400 in two weeks, so their gross salary is going to be a lot more beyond that but then they are still bringing in the same amount of money as me who works a month straight. So therefore I might as well move out of town and go work out on the rigs and therefore rake in more money and they are still using that accommodation. Like I think it is all still done fair because they are still going by the gross income. They are going by my gross income so they are going by the gross income of the people that are working on the rigs, they just happen to make double of what I make.

MR. GARGAN: So they are paying double in rent.

MRS. DIANA TINGMIAK: Well no, like if I was making the same as what they do -- like say at my job, I was clearing, my gross income was \$2500 once a month. I am paying the same amount of rent as they would where they are working only two weeks. I think a lot of our problems are people who are working on the rigs because they come in with all this huge amount of money and they get into the partying and that is where you end up with damages a lot of times. It is the people that are also working on the rigs, it is not just the people who are not working it is the people who are making all the fast bucks too.

CHAIRMAN (Mr. McCallum): You were going to make a comment?

MR. DAVE SEABROOK: The comment that I was going to make is that first of all I think it would be a national precedent if they didn't pay rent for a home that was in their name just because they were out of town. Secondly, the majority of them are family units and that means that there is a family that is going to have to be housed while the head of the house is out working on the rigs if he happens to work on the rigs. So he is not paying rent for nothing.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Some people have to pay double rent. Like the people that have to go out on the rigs to work, in some areas they have to pay rent, a lot of rent for them to stay there and work. At the same time back home here you guys are basing their rent on their gross salary, not considering that the rent that he has already paid out in order for him to work and have a place to live. That is the question that I understood in what Mr. Gargan was asking. Is that fair to that individual to pay rent at two places and if that is the case, some people -- this is the complaint that we got, some people feel that they are paying just for rent and there is not too much money for anything else, especially on seasonal work also in many cases. Is that fair, so what happens, I would rather not work, stay home and pay \$42 if I am going to pay rent in two places. This is the complaint that we got. Is that fair to do that?

MRS. DIANA TINGMIAK: With my husband working on the rigs he never paid rent on the rigs, it was always free room and board and groceries on top of that. I am not sure where they are working where they have to pay rent. Like I know for the oil rigs they don't have to pay rent, all the accommodations are free and meals and then they come back home.

MRS. LAWRENCE: Maybe he was one of the lucky ones then because in some areas they have to pay rent.

MRS. DIANA TINGMIAK: Well then that is something that I am not aware of then.

MR. DAVE SEABROOK: I have never heard of it myself and I have worked for Esso and I know a lot of guys who work for different companies and I have never heard of anybody having rent deducted from their cheque.

MRS. LAWRENCE: We have heard that from several places already.

MRS. BETTY DEE: I think we are sort of missing the point here. The rental scale is set down by the Housing Corporation and we must follow it. One thing you are failing to look at is that if we did not charge rent to that person, the unit is still occupied, we cannot rent it out to anybody else for those two weeks that they are gone. Where would the income come from in order to maintain that unit.

MRS. LAWRENCE: No, I am not missing the point. I realize that the rent scale is set and there is nothing that anybody can do about it, not even us at this time. The point that I was trying to make was that we had several complaints already about different individuals that are working because in some communities there is no work and they have to go out and work, they have to find a place, they have to pay rent and yet the housing association charged the rent based on his gross salary. So there is not too much for him to come back. Not everybody has free room and board like you have suggested.

MRS. BETTY DEE: In Inuvik I do not, with all the tenants that I have that do work on the rigs, I have never had one say well why should I have to pay rent, I am already paying rent. So, that is a lot of our tenants and we have not had that problem.

CHAIRMAN (Mr. McCallum): Diana, I just want to ask one question. You said that they are trying to set up an appeal board. Who are they? Is it the corporation who wants to set up an appeal board over you?

MRS. BETTY DEE: It is the Minister of Housing that wants to set up an appeal board over the housing association with a representative from the Housing Corporation, the housing association and a person from the community at large, for which there will be no remunerations for sitting on that appeal board and when our board was asked at our last board meeting who would be willing to sit on that board they could not get anyone to volunteer. Since our board has not brought it up I would like to also mention that our board is very displeased with the policy that the Housing Corporation has on their honorariums. The board, two years ago at the annual general meeting, took it to the general public as to how much remuneration they were receiving per meeting to a maximum of 12 meetings per year is all they are paid for. They usually put in anywhere from 14, 18, 20 meetings per year but they are only paid for 12 and the general public approved the increase and we were told last year that even though the general public approved that increase that the corporation would not recognize it and if we went over budget we would not be funded for it. So therefore we opted to go with lesser board members in order to stay within the budget to pay the honorariums.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: What is the honorarium now?

MRS. BETTY DEE: \$40 per meeting to a maximum of 12. Our board usually meets once a month and their meetings are usually four to five hours long plus everyone sits on a committee which has an extra meeting per month, as I introduced Dave Seabrook as chairman of finance, we have household income form, we have damage inspection committee, union negotiating committee. So they all put in a great deal of meetings and certainly their work is not being recognized and as not a board member I can complain about it for them.

MR. GARGAN: Thank you. Do they have a ceiling on rent? Do you have a limit on rent?

MRS. BETTY DEE: We have an economic rent that we are given by the corporation which is based on all the cost plus any extraordinary maintenance funding that is allocated to those units per year and they just hand it down and say this is the economic rent, this is what you will use and of course this is the amount that has to go into the tenants agreement when it is signed.

MR. GARGAN: What is the highest economic rent that is now in effect?

MRS. BETTY DEE: At the moment it is \$1137 per month for a four bedroom unit. When I was in Inuvik housing last year I was paying \$1325 a month for a three bedroom house.

MR. GARGAN: Is that a month?

MRS. BETTY DEE: \$1325 per month to live in an Inuvik housing association house and I have since then bought a trailer and I am living in that for a lot less money.

MR. GARGAN: I believe you.

MRS. RUTH COADY: I would also like if you are doing a study, I had asked the corporation at one time to show me on a piece of paper where they had reached this figure for economic rent and about two months later when I approached one of the district officers they said they could not find it anywhere, that it was based on square footage multiplied by this and that and the other thing and divided a few times, but he said he could not find anyone. So I asked him if it was not possible that some night the janitor was doodling down there. But he really could not tell me where they reached the figure for economic rent and I thought that was very strange when it is so high.

MR. GARGAN: The rental scale right now as in the corporation manual is it a universal figure? Inuvik is paying the same thing as Fort Smith is and I really believe that if you base it on the economic rent, definitely it is going to be higher up here than it is going to be in Fort Smith.

MRS. RUTH COADY: Well of course.

MR. GARGAN: But the other thing too is that say in Fort Smith, if the economic rent is say \$1100 every year, the economic rent in Fort Smith is probably going to be about \$600, let's say. So again, your question in regard to the rental scale, the flat rate, it is going to have to be in such a way that the geographical area is going to have to be considered, the type of housing, the economy, and the cost of living factor. All of those have got to be considered, and the higher up North you go, the economic rent should be maybe a lot lower depending on the cost of living factor.

MRS. RUTH COADY: Mr. Chairman, this is how the old scale used to work, was based on the cost of living factor. They wiped that out, and of course the cost of living in Inuvik is far higher than it is in Fort Smith or Hay River, because your transportation costs are so much higher to get anything here, and yet, we are paying the same rent. According to the corporation we are on the CMHC scale which is the same as the southern rents.

MS DIANA TINGMIAK: Also, Mr. Chairman, one thing that they do not take into consideration is young people starting out and they have loan payments. I know of places down south where after your gross income, if you have truck payments or things like this, a lot of people when they are just starting out buy things on credit, so they do not take into consideration those payments that they have to make to the bank. I think that is part of the problem right there why people do get behind, if they have loan payments, pay babysitters and all these other things. Especially for a single parent, they do not take that into consideration. They end up getting further and further behind and their bills are so high.

MR. JEFF GARDINER: What I cannot understand with regard to the economic rent is how whenever I go to The Bay, it seems that the price of meat, milk, eggs and everything else is going up and yet in the past few years the economic rents ceilings have been coming down. Which is, the corporation saying to us that the cost of running these buildings is going down. I know myself, that the cost of oil is going up, the cost of electricity is going up, how can the cost of running this building be going down, when everything else is going up?

MRS. RUTH COADY: Another dead end street that we meet here is that there is no alternate housing here in Inuvik. There is just nothing available if you want to get out of this, which should be low rental accommodation. We are at a point right now where we should be trying, and we are trying to get out of housing, but we have no options available.

As I said, we are a family of six with four children under seven years of age, and with the rent as it is, we cannot get ahead enough money to meet a down payment of \$8000 or \$10,000 on a home. We will never be able to do it with four small children. I am a qualified teacher and if I went to teach, my husband works for the rigs, we would be paying \$1200 a month rent plus \$25 to \$30 a day for sitters, gas for a vehicle to travel to work. There is no way that we will save to get out of housing. Our options are the rural and remote program or the HAP program. There is just no accommodation to get here to get privately, I have been trying for months.

The other alternative is the corporation's houses which they are building and which are not suitable for up here at all. They should never have been built. If you have taken a look at them, like I said, we are all large families, or extended families up here and there is just no way that

I can fit a family of six into one of these units that are going up. We could possibly consider it if we start stacking children and putting things in crates outside to store things. There are much better designs that should have been looked into to accommodate large families. I was actually told that someone with my size of family should never be considering looking at a home. Now, I cannot buy that. I was told that by the corporation, that they build these homes to meet people that could fill them and that a person of a large family would not be eligible to fill one of these homes.

CHAIRMAN (Mr. McCallum): But they suggested that you should look at them.

MRS. RUTH COADY: They never did. How much are Fort McPherson tents?

MS BETTY DEE: People with incentive to go to work -- with this economic rent, really if both people are working and they both have good jobs, then like you say, there is no incentive because you are going to pay economic rent, which is for a three bedroom, you are looking at some \$1200 a month. On top of that all the other bills like sitters, there is not that incentive.

MR. GARGAN: That is what I was getting at.

MS BETTY DEE: Not just the single person that is out working, but also the family when both members are working and they are trying to get ahead, like Ruth said, to buy your own home, you cannot. You are working from pay check to pay check just to meet the housing bills, never mind all the other bills that are accumulating on the side.

CHAIRMAN (Mr. McCallum): Talk about union negotiations. What union do you deal with?

A SPEAKER (Male): I am the shop steward for the Public Service Alliance of Canada. We are the first unionized housing association in the Territories.

CHAIRMAN (Mr. McCallum): You have a unionized housing association for the employees?

A SPEAKER (Male): For union members.

CHAIRMAN (Mr. McCallum): What kind of benefits do you receive? Do you receive the same benefits that the government employee does?

MR. JEFF GARDINER: We were shooting for parity with territorial employees and unfortunately the corporation just does not give them the funding, so the board was as generous as they could be and our settlement is along the same lines as the territorial agreement, but we are sadly lacking in a lot of areas.

CHAIRMAN (Mr. McCallum): Such as?

MR. JEFF GARDINER: Stand-by payments.

CHAIRMAN (Mr. McCallum): Well, let me throw one at you. Do you get housing allowance?

MR. JEFF GARDINER: The corporation has set up a district policy giving budgeting housing allowances to each association in the district and we have been receiving a comparable housing allowance to the territorial government for two years now, I believe.

CHAIRMAN (Mr. McCallum): In Inuvik, what is that?

MR. JEFF GARDINER: Five twenty-five.

CHAIRMAN (Mr. McCallum): You get \$525. So, if you were paying economic rent in a three bedroom public housing unit, your rent would actually be \$700?

MR. JEFF GARDINER: That is correct. Two of our staff members were paying that. One of them has since moved out into a corporation leased purchase mortgage type of thing and the other one is still paying economic rent, and waving his pay check good-bye.

CHAIRMAN (Mr. McCallum): That is for the maintenance staff?

MR. JEFF GARDINER: Maintenance and administrative staff.

CHAIRMAN (Mr. McCallum): Does that include you, Betty?

MS BETTY DEE: Yes. The board has granted me the same benefits as the employees with the exception of the grievance procedures.

CHAIRMAN (Mr. McCallum): But your rent was \$1325 and your house you were receiving \$525. You were paying \$800 rent? Now with your purchasing of your own housing unit trailer, you are still receiving \$525?

MS BETTY DEE: That is correct.

CHAIRMAN (Mr. McCallum): Anybody else? Red.

MR. PEDERSEN: Thank you. In addition to the units that you have listed on the sheet we have here, do you know how many other corporation funded units there are in Inuvik, such as HAP houses or SSHAG houses? Do you have any knowledge of that?

MS BETTY DEE: No I do not. One of the other things that you do not have down is that we also have six office warehouse accommodation to look after as well.

CHAIRMAN (Mr. McCallum): There are so many things on the go up here, that is why.

MR. JEFF GARDINER: Further on programs from the corporation. I am a private home-owner, and now that I am maintenance forman, I can afford to do my own repairs and buy building materials, etc. But, back when I was an apprentice I was not making much money and the house that I am living in right now is a 1965 Eskimo housing match-box style that you see all across the Arctic. It has substandard wiring, substandard insulation, it has no vapor barrier whatsoever. I talked myself blue in the face trying to get an emergency repair grant, all these programs that are in place and were in place, and nobody was able to help me to get these programs, fill out any paper work or anything. I talked to the corporation and they would send me over to Mackenzie Valley Housing Authority. Mackenzie Valley Housing Authority would put me off and say you do not own clear title because you are still paying mortgage payments. This went on for so long that I just got disgusted and thought forget it, it is not worth going through this garbage every year and try to get nothing, so, I did not do anything.

Now the corporation is administering these programs themselves and we still seem to have problems with it. Our apprentice went to apply for a mortgage and he was told, "Well, your wife is working and you are working, so it looks like you are going to be making too much money." Then he told them, "Well, my wife is going to be quitting, she is expecting another baby." Then they told him, "Well, if your wife is going to be quitting, how are you going to be able to be able to afford the bills?"

CHAIRMAN (Mr. McCallum): Who are the "they" that you are talking about?

MR. JEFF GARDINER: The corporation.

CHAIRMAN (Mr. McCallum): They applied to the corporation for a mortgage?

MR. JEFF GARDINER: Well, my apprentice and his wife applied to the corporation to buy one of the units under rural and remote program. He was told that he was making too much money and that if his wife quit, he would not have enough to pay the bills. One instance you are making too much and the next time you turn around, you are not making enough.

CHAIRMAN (Mr. McCallum): Yes, Shirley.

MS SHIRLEY KASOON: Another concern that I have here is the NWT Housing Corporation's different types of programs that they have for housing home-ownership. I myself have applied for one of those programs, but I was turned down, because in their view, I could not afford to pay the rent according to their calculations. I am also a single parent with one dependant so maybe this was a

barrier also because of the type of house that I was seeking. In any event, I do not think that this was fair, because I am sure that a lot of the board members, or a lot of people in town know for a fact, that there is one woman in this town who was an attendant of the Inuvik Housing Association at one time, and who had built up her arrears to the point that she got evicted, who applied for a housing program through the corporation and got it with no sweat.

Here I am sitting today waiting for a house, and a person with no rent arrears, a single parent with no house, and this woman is enjoying the comforts of her house, when she should be owing her house to the corporation, for all her arrears that she owed in the past. When she applied, the Housing Corporation should have taken this into consideration at that time. Now the corporation has set an example for other people who would like to apply for a housing program? What would your response to that issue be?

I just do not think that it is fair for the people we represent that do not qualify for these programs or do not bother applying, because they think that they would not qualify. But, if they knew about this one situation, then they have every right to apply for a house, and if they get turned down or rejected, then they should be given the chance to appeal the decision based on these facts.

CHAIRMAN (Mr. McCallum): Red.

MR. PEDERSEN: Yes, Mr. Chairman, I would very much appreciate getting some names beyond "they" and "Housing Corporation". I do not think that the corporation is such as a voice to speak with.

MR. JEFF GARDINER: Gilbert Thrasher at that time was connected somehow. My apprentice then was dealing with Cliff Hewitt, I believe. The thing that really gets me though, is that I cannot understand how a person can make too much money to afford a house. Why do they have sealings on these housing programs and we have one of these rural and remote houses that was assembled last fall and it sat empty all winter long because nobody would take it. One of my tradesmen was trying to get into one of these houses and originally, apparently there was no sealing on how much money you could earn. There is one woman in town who works for Ulu Foods or COPE and her husband works for Imperial Oil so they must be making a combined income of close to \$60,000, and they managed to get in on one of the programs and they have themselves a brand new house. Whereas my maintenance man, he works, his wife works and his son works when he can get work, but he makes too much money to get a house, so there he is paying economic rent.

CHAIRMAN (Mr. McCallum): What would you people suggest should be a figure for a rural and remote to be eligible? It is \$25,000 to \$35,000 here, is it not?

MS RUTH COADY: I think that right now the corporation has changed their scale because they realize that -- I think that it is up to \$40,000 depending on family size -- because that just was not fair when you have a family of three with an income of \$40,000, maybe they are in too high of an income bracket to afford one of these homes. But, you have someone making \$40,000 with a family of six, then they are not considered too high. I do not think that any sealing should be emphasized. The whole point is that if somebody wants desperately to have their own home, and just cannot afford a down payment to go through the bank, then I think that each and every case should be looked at. That is the whole point.

CHAIRMAN (Mr. McCallum): Is it difficult getting conventional mortgages in town?

MS RUTH COADY: Very.

CHAIRMAN (Mr. McCallum): CMHC will not? I know we have difficulty with the bank. That is not unique to any other community in the Territories, say Yellowknife. But, if you are turned down by the bank -- when I wanted to build my house, I had to get a letter from the bank telling me that they would not give me the money, but CMHC would. Does CMHC not ensure mortgages here, or grant mortgages here?

MS RUTH COADY: I do not know anything about CMHC, the only thing that I do know is the corporation route or through the bank, and the bank gladly gave us a letter. I do not know anything about CMHC, whether they are even up here. Someone flies in from Yellowknife to approve these homes, I know that. I do not think that it is an option up here, and if it is I have not heard about it.

CHAIRMAN (Mr. McCallum): Okay, Eliza.

MRS. LAWRENCE: Shirley had mentioned -- that this board member, I would like to find out...

MS SHIRLEY KASOON: No it wasn't a board member, she was a member of the housing association at one time, a tenant.

MRS. LAWRENCE: She was a tenant, not a board member?

MR. JEFF GARDINER: I think the case you are referring to was the tenants or the womans common-law husband.

MRS. LAWRENCE: I am just saying that I am surprized that he got the home-ownership because when they are in arrears they don't usually get home-ownership. And as for Betty you are very, very lucky to have all the benefits when you are working for the association. Because people have complained to us in the communities, who have worked for the association for 14 years with no benefit whatsoever and they get paid by the hour, something like six or seven dollars an hour. This is why some people refuse to sign the management agreement. And back to Diana, where young people are starting out they have to spend a lot of money buying equipment and the same goes for the hunters and trappers association, they buy the equipment, skidoos and motors to go fishing and still the corporation bases the rent -- they never question how much money they spend on buying the equipment but only how much money they make in their trapping.

A SPEAKER (Female): A lot of young people are talking about that, saying look we are buying a vehicle so we have a loan payment, we have to pay a sitter, we have to do all these other things and after the gross income, you are left with nothing in your take-home pay.

MRS. LAWRENCE: That is a big concern that was brought to our attention many times.

MS BETTY DEE: With these tenants in arrears who are getting homes, what happens normally is if it is a current tenant, the corporation does ask us if the tenant owes arrears, at the time that they ask perhaps there are no arrears owing. On one instance we had to serve a termination notice on a tenant who had applied and received a SSHAG grant and I have now had to go through legal proceedings for a garnishee. When I went back to the corporation I said, "Look you know, it has been six months and this guy has never paid a dime on his rent, you have given him the house, can you get the money back, can you get our rent from him?". They went to him and he said, "So what, let them garnishee my wages, who cares." But the corporation apparently cannot, and this was Mr. Magnusson, the district manager, cannot do anything once it has gone through. So we are actually talking apples and oranges, because at the time their application is approved, the paperwork has all gone through Yellowknife and back down to the district office, usually six months has elapsed and you have a build-up of arrears and people leave the housing and go into their own housing and you have no option.

We have one instance where the tenants left our house in such a damaged state, almost as bad as that 78, the house is in his name, he is a hunter/trapper, you can't garnishee him. She works but the lease is not in her name, so we have no recourse, we are left sitting with egg on our face.

MR. JEFF GARDINER: Just a comment on Eliza's mention of wages for other settlement people. I am chairman of the trade advisory committee for the housing maintenance servicemen, I have talked to a lot of other housing maintenance servicemen in other housing associations throughout the Arctic and that is a major concern. That is one of the main reasons we have gone with the union. Originally we tried to get in with the NWT Public Service Alliance, the same union that the territorial government is on and unfortunately we were declared by the Legislature that we were not public servants and not eligible to be under that union so we had to go with the Public Service Alliance of Canada, the godfather of the NWTPSA I guess. What we are hoping for eventually is that there will be a territorial scale set similar to the territorial governments agreement with their employees that -- okay you are a carpenter, you will make this much money, if you live in Gjoa Haven you will make this much extra, if you live in Yellowknife you won't get anything extra. Have a scale of wages set down for housing association employees, so that everybody in every settlement gets the same thing for the same job. We are hoping eventually that this will be the case. The unionization process is slow right now, Cambridge Bay and Aklavik are working on their final agreements with the housing association and the union and Inuvik of course has already signed theirs.

MS BETTY DEE: Mr Chairman, one thing that Jeff has not mentioned is the fact that three years ago when the Housing Corporation had what they called their budget meetings, they came and they had the chairman of the board, the manager and usually the maintenance foreman at these meetings. They said alright we've got the dollars, you guys fight for it. And this was how our budgets were brought down. We had to fight for every nickle and dime. At that time Mr. Hal Logsdon, who was the district manager for Inuvik, proceeded to tell both Jeff and I and the chairman of the board at that time which was Carol Bennett, that one way of resolving the problem of wages, because we wanted parity for, especially the Inuvik region, because that is where we are, was by getting unions in and that is where it all stemmed from. Our people were actually happy we were getting what they asked for but it was like other communities they were not happy about. And that is how unionization started and it was actually by Hal Logsdon saying if we were unionized we wouldn't have this problem.

CHAIRMAN (Mr. McCallum): I know. I am not too sure the others know, but I know. Are there any other concerns you would like to raise at this time?

MS BETTY DEE: From the point of view of the board when allocating houses, there are so many people who would like to get into their own housing, that I think the town of Inuvik has to be made aware that there is certainly more requirements for individual lots in this town, privately owned lots, that you can either rent or buy. At the present time, there is not one lot available in Inuvik in order to erect a home or bring in a mobile home. I was very fortunate last year in being able to get one of these units, one of the rental lots, because certainly I could not have afforded the land, at \$30,000 somewhat for a serviced lot. The problem is there are no serviced lots left in Inuvik and someone has to get off their backside and get something done, either the government or the town, because we have run out of space.

CHAIRMAN (Mr. McCallum): Has the local housing association approached the municipal government on the question?

MS BETTY DEE: I don't think we have actually written anything to them, other than giving concerns to town councillors.

CHAIRMAN (Mr. McCallum): During the early 70's, the town did get land and tried to get it serviced, for the pipeline. They got it on debenture as I recall, the debentures were forgiven. What happened to the land now, because it was other land around the town, in the early 70's?

MR. JEFF GARDINER: Some of it has been sold to private owners and some of it has been leased. Betty is living on one of the lots right now. Some of it going up in corporation -- SSHAG and rural and remote and HAP.

CHAIRMAN (Mr. McCallum): Just one question, we have another group coming in, in fact we are going to meet with the town council or it may be a committee of town council, as soon as you people leave. In order to make the town more aware of this whole problem of available land, the lack of entrepreneurial units if you like, that is housing owned by private people or developed by private people, an apartment or row housing or whatnot, what would be the feeling of the association that you become part of a municipal -- that you are responsible to the municipal government? It may solve the problem of your union employees, because they are unionized.

MR. JEFF GARDINER: The municipality is not unionized here.

MR. McCALLUM: Well okay it may not solve that, but it will certainly, even though you have 180 units plus the other 10 and that takes in a large number of people, tenant wise. How would you feel about the housing association being part of the municipal government?

MS SHIRLEY KASOON: We would be worse off.

MR. McCALLUM: Okay. I am just looking at the rationale for it. We have heard it said in other communities that it may be better for the housing association, mind you we are not talking about the same number of people, you have more public housing in Inuvik than in most other communities in the North. That is Shirley's viewpoint, is there a viewpoint from anybody else?

MR. JEFF GARDINER: I believe in Arctic Red the band council runs the housing association. So in small settlements I can see that it would be beneficial because you are duplicating services. We run into duplication of services a lot here, between the housing association and the Housing Corporation. Speaking as a maintenance foreman, if we were to be affiliated with the town of Inuvik and I had a technical problem, you know I have to have something like the Housing Corporation to go to with those technical problems and go to them and say "Look at this building it is falling to pieces, the piles are going that way and the building is going this way, what can we do about it?" Hopefully the corporation will have somebody on staff, come and look at the situation and assess it and determine whether it is something we can repair or whether it has to be extraordinary maintenance, contractors and stuff like that.

CHAIRMAN (Mr. McCallum): What would be the difference if it were municipality? Don't you think that would be available there?

MR. JEFF GARDINER: It would involve an entire restructuring of the municipality along staff lines. They are not set up to look at housing. They have a building inspector that works Mondays and Wednesdays and that is it as far as housing. Their works department is more involved with paving and sidewalks than it is with windows and doors and floors.

CHAIRMAN (Mr. McCallum): I do not want to leave the impression that I am pushing for it, but isn't housing in any community a concern of the citizens of the community? Or is it only a concern of the individual or smaller groups? You just pointed it out, without the land, being able to buy it outright, which is a responsibility of the municipal government because you are going to have to build within the boundaries of the municipality. Shouldn't housing be a responsibility of the community? You as an association do not like the idea of simply ding the people for the rent that you don't have any say in setting, and trying to collect it, making the repairs and having very little power to do anything about eviction. The municipalities do not like the idea of dog or garbage by-laws, if one thing is a responsibility of the community, regardless of the size, isn't it housing? Isn't housing one of those? Everybody should have a right to a home, surely in a democracy that has got to be one of the things. That implies a great deal of responsibility, but isn't housing a community responsibility? And if you have a community group that is involved with the welfare of the community isn't that one of the things they should be concerned with? Somebody has to shake up the local municipality about getting things ready. How in the hell are you going to do it?

MS BETTY DEE: One thing, Mr. McCallum, I would like to point out and that we haven't touched on is the Annasiluc Apartment building which you do not have on your list, there are 29 bachelor apartments. It is supposed to be a break-even proposition, that property was owned by town of Inuvik and was turned over to the housing association many years ago for one dollar. There is no paperwork on file anywhere, the town does not have any paperwork on file, we are paying almost \$2000 a month for mortgage a month to CMHC on that building, we do not know why we are paying it except that it has to be paid each month, we have no paperwork to show we have to pay it. That building is supposed to be a break-even building, but it is not, every year the corporation has to fund it and it is a big source of problems for our board because being a break-even building, we know we have "X" number of dollars we know we are going to bring in throughout the year and yet there is no way we are going to stay within that amount of dollars, you just can't do it, you can't keep the apartment up because it is getting so old. We do the best we can and the rents are going up continually to try and make it a break-even building. I really feel that someone, now whether it is the Commissioner, because apparently it would be owned by him, should be taking a look at it, whether it is the Legislative Assembly, whether the corporation should be looking at taking it over as a public housing unit, I do not know and neither does our board and we have asked this question many times.

CHAIRMAN (Mr. McCallum): Do you get the funding for the mortgage from the corporation?

MS BETTY DEE: No, this is what I am saying, it is a break-even building. We hopefully get that money from the collection of rents.

CHAIRMAN (Mr. McCallum): For 29 units, what is the average rent.

MS BETTY DEE: They are all the same, \$475 a month. There is usually one suite vacant trying to get renovated.

CHAIRMAN (Mr. McCallum): So approximately \$24,000 a year being paid for that mortgage, you are not getting a direct payment from the corporation to pay that, you must collect the rent.

MS VIVIAN HUNTER: I have one more concern here. I suppose I could say it tonight but I would rather say it now. The problem for housing for the old folks in Inuvik, a lot of them live in overcrowded situations with their children who themselves have large families. They are forced to live in those types of situations because they are not self-sufficient and cannot care for themselves. The old folks home here is not the place for them as they are told by the housing association that they are not self-sufficient because they are unable to look after themselves. This was a policy made at one of our board meetings held a couple of days ago. There was already an elderly lady in the old folks home that was not self-sufficient, to top it off she has a grandchild living with her. There is also a policy that children are not allowed in the old folks home. At the time the lady was allocated the unit there was a different view of the old folks home, now with a new manager and new board members, things have changed with regard to that. There is even a rule that no alcohol is allowed in the units -- it is not a rule but we prefer that alcohol is not allowed.

Half of the tenants in the old folks home drink in their unit. It has gotten to a point where the tenants can't hack it anymore. I think if the association or corporation is going to use the problem of alcohol as an excuse, that it be a standard policy to apply to all tenants, then maybe we will have better houses to offer the people of this town. Most of our tenants who drink are not bothered, but as soon as it is the old folks home everybody wants to get that person out. Old folks should have the same freedom as other tenants who drink just as much and yet they still live in houses.

CHAIRMAN (Mr. McCallum): I know it is a problem in a lot of senior citizens homes, where people are not able to care for themselves. Usually an arrangement is made with the Department of Social Services, do you have Meals on Wheels for example? Has there been any move on the part of the community because again the community has to be concerned because they are not capable of looking after themselves. You can't put them in the hospital because it is a lot more expensive. Has the town made any application to Social Services because that's whose responsibility it would be, not Housing.

MS VIVIAN HUNTER: Right now Social Services has a program where they have homemaker services which is a service to all the old folks there and that helps them live. It is more or less housecleaning and doing their laundry and going shopping for them.

CHAIRMAN (Mr. McCallum): Other concerns? If not I would like to thank you on behalf of the committee. It may seem rather difficult to come in front of us and voice concerns and not get any answers but that is not why we are here. What we are trying to do is get around and here peoples concerns about housing. Hopefully we will be able to do something and prod the government and its agency to do something about it. We talked about damages in your public housing units, rental scales, the flexibility in allocation, you have some concern about a so-called appeal board that is coming up, you talked about the honourariums and the union negotiations and finally senior citizens homes and the Annasliuc -- what does that mean in Inuvialuit?

MR. JEFF GARDINER: It was originally called Charlie Smith Apartments.

CHAIRMAN (Mr. McCallum): So maybe that was Charlie Smith's name.

MR. JEFF GARDINER: A lot of problems we have, particularly with the Altan units, we have one bedroom units. In my mind a one bedroom unit is for a young married couple with no children, what we put in those units is a young married couple with one child. So already we have an overcrowded situation. Our most drastic need for housing is for two bedroom units. Everyone of our two bedroom units is filled with a couple with two children, plus the boyfriend, plus the babysitter.

CHAIRMAN (Mr. McCallum): You people allocated them. You have four eight unit deals coming up this year. I recognize they are at market rent. But they have responded and put up these units.

MR. JEFF GARDINER: Personally I have a real fear with regard to those new units. The way they are going to be managed, sort of a committee, co-op style, with the people living in them decides who gets the next apartment and maintains them. That is fine and dancy in principle but what happens if you get some yahoo in there who goes berserk and destroys a unit?

CHAIRMAN (Mr. McCallum): What do you do when that occurs in your own public units?

MR. JEFF GARDINER: Kick them out but my concern is that we are going to end up with these units in no time at all before we get the chance to say anything.

CHAIRMAN (Mr. McCallum): I suggest you make some kind of a pitch and pull a Pontius Pilate and wash your hands and stay away from it.

MS RUTH COADY: Just in closing, one thing is more or less revising the management agreement and the future role of the associations which I am sure you are going to be looking into. I would like to stress that there is a real need to redefine the different associations and their role in the corporation and their role. We have asked for a revision of the management agreement, I do not know what stage it is at, if any.

MR. JEFF GARDINER: I believe Eliza mentioned that the association had refused to sign that management agreement and they got away with it.

MRS. LAWRENCE: They are still in the process of making a deal but some management agreement has not been signed.

MS RUTH COADY: When we did sign ours, we signed under protest with the understanding that it was being looked at.

CHAIRMAN (Mr. McCallum): The instance Mrs. Lawrence refers to is because that community wanted to talk to us before, that is the basic reason. Whether it is all one sided, I do not know, that is something we will attempt to deal with. So again thank you very kindly. We have a meeting with another group. Hopefully some of you will come back tonight.

---ADJOURNMENT

MEETING WITH INUVIK TOWN COUNCIL

CHAIRMAN (Mr. McCallum): What we normally do because we tape these meetings for transcription we ask that you speak into the mike so that we then know who is speaking when we transcribe. We, as a committee have been around, there are other Members of the committee who are not here, Joe Arlokktoo is from Lake Harbour, John T'Selele is from Fort Good hope who has the Sahtu constituency, Mike Ballantyne from Yellowknife North.

We have been to 11 or 12 communities in the Baffin and we have been to about four communities here. We have been asked to go to about 40 some communities to hear what people have to say about housing. We have met with the housing associations, the district managers where they are located, that is in Frobisher and here. We have met with people from the local municipalities, hamlet, settlement and town and we have met in public meetings. We do not have any answers to any concerns that you have. What we are doing is getting these concerns so that we can make a report to the Legislature in the November session about what we have heard and hopefully that we would have some recommendations to make on housing.

So with that we would ask that you put forth to us whatever you want and the Members may have questions of you in return.

MR. TOM ZUBKO: Thank you, Mr. Chairman. First of all I would like to welcome you and your panel to Inuvik. We will be short and sweet here.

The position the town has taken fairly consistently has been to encourage to the highest possible level, home-ownership. Some of the programs that have been put in place as I understand them are working toward that. Following that line, I would like to indicate and I am not sure if you are aware of the situation that exists or has existed in Inuvik. In 1976 as a result of the expansion that took place in preparation for the great impact that was about to come along, the building of the Arctic Gas pipeline. The GNWT through negotiations with the town took over substantial amount of developed land that the town had developed under debentures and the Territorial Government became the owner of that property and forgave the debentures that the town had taken out.

In the last two years, the demand for land has increased and through an arrangement with the territorial government, the town now leases that property from the territorial government at a rate of five per cent of market value per year and then subleases it to tenants at 10 per cent markup, in other words 5.5 per cent of market value. It does not take much calculation to realize that there is a significant subsidy defect in that arrangement. And that particular arrangement has stimulated the building of private houses in this town to an extent that we have never seen before. So we would like to see the territorial government through whatever means, if possible, allow that kind of situation to continue. The fact is that right now we do not have any lots in town to sell or lease for residential purposes whatsoever. There are vacant privately owned lots in town but of course that does not assist this type of an arrangement.

So that would be our first recommendation whether it is through territorial housing or through some other arm of government, that appears to be a very effective method of stimulating private-ownership of housing in this town.

CHAIRMAN (Mr. McCallum): Are there any questions of Mr. Zubko on that? Red.

MR. PEDERSEN: Yes, Mr. Chairman, I would just like to clarify that five, five and a half market value. That is an annual lease based on the market value for annual leases or based on the market value for selling that lot?

MR. TOM ZUBKO: It is based on the assessed value, is it not?

A SPEAKER (Female): Those are debenture lots so they are based on a permanent price, government market value to develop that property.

MR. TOM ZUBKO: As I understand it, the cost of developing the property was divided by the number of lots that were developed.

MR. PEDERSEN: When you say the market value, what for instance dollar figure, approximately?

A SPEAKER (Female): People are paying around \$1000 a year. Market value of the lot are around \$20, \$25.

A SPEAKER (Female): People are paying around \$1000 a year. Market value of the lots are around \$20, \$25. You would have the money that you would have had if you had sold the lot initially. Thank you.

CHAIRMAN (Mr. McCallum): The value of the lot really is about \$20,000 to \$30,000?

MR. TOM ZUBKO: Between \$20,000 and \$30,000. They vary depending on the development. Our estimated cost of development at this time is \$30,000 to \$35,000.

CHAIRMAN (Mr. McCallum): What size are the lots?

MR. TOM ZUBKO: About 60 by 100.

CHAIRMAN (Mr. McCallum): But these are those debenture lots that were done in the early 70s and because there was nothing going on in the town, the town wanted to get out of the debenture and the government took them over. Does the town have an arrangement with the GNWT as an agent of the Territories similar to what goes on in other communities?

A SPEAKER (Female): Yes. The town has first options. We have leased them and they have turned over the title to us, and we have leased them even though we are still paying.

CHAIRMAN (Mr. McCallum): So, you say that you would like the government to continue to do this, you would like the GNWT to service these lots.

MR. TOM ZUBKO: That is one possibility, yes.

CHAIRMAN (Mr. McCallum): Or have them serviced and then turn them over to you so that you can then lease them to prospective home-owners.

MR. TOM ZUBKO: Exactly.

CHAIRMAN (Mr. McCallum): Does the home-owner have any problem with leased land getting mortgage money?

A SPEAKER (Female): No they have not.

CHAIRMAN (Mr. McCallum): On a 30 year lease, they have not?

A SPEAKER (Female): No.

CHAIRMAN (Mr. McCallum): Jesus, that is unique here.

MR. TOM ZUBKO: I have not heard of any problems at all.

A SPEAKER (Female): We had some problems when they were going to subleased, but when they turned the title over to the town, then there was not a problem. It has been registered in land titles.

CHAIRMAN (Mr. McCallum): Getting mortgage money and that? Is this for an individual to put up his own home, or is this to buy an existing unit kind of thing?

A SPEAKER (Female): An individual to put up his own home.

MR. TOM ZUBKO: They are assignable. The situation has not been in place long enough, really for that to crop up, people have built houses for themselves. Now, if they were to take and sell that house, that lease would be assignable to the next purchaser. But, at five per cent, with interest rates at 14 or 15 per cent right now, they are paying one third of what they would on just interest alone. So, there is a 10 per cent subsidy in there.

A SPEAKER (Female): The option to buy out is there at any time.

MR. TOM ZUBKO: The fact of the matter is that that has stimulated the housing market here very, very significantly. I think it would be fair to say that we have had more private construction in the last year than we have had in the last five for residential properties. Now, that may be a combination of different factors, but as soon as those lots were made available at five per cent, they were snapped up.

CHAIRMAN (Mr. McCallum): Well, yes, I guess they would be. That may be a combination of different factors. Do you know how many government employees have picked up those, and if so, is it because of the five and a quarter?

A SPEAKER (Female): I do not know if there is that many government employees. There is a lot more people that have lived in town for a long time.

MR. TOM ZUBKO: There are definitely some government people that have gone that option.

CHAIRMAN (Mr. McCallum): Okay, is there anything else on that business, on land, because that is one of the things that was indicated to us, that somehow, the municipality, by whatever arrangement, notwithstanding the kind of arrangement that you people would like to see, that there was a need for more lots, the availability of service lots.

MR. TOM ZUBKO: We have an acute problem, or potentially an acute problem. It has not become acute at this point, because we have just gotten rid of the last of the available lots that we have had available. However, there has been an indication from the territorial government themselves that there is a requirement for perhaps as many as 60 lots next year in conjunction with the change of the housing policy for this town.

CHAIRMAN (Mr. McCallum): Have you had talks with local government on that?

MR. TOM ZUBKO: We have just started them.

CHAIRMAN (Mr. McCallum): Can you indicate what the reaction was to it?

MR. TOM ZUBKO: I do not think that we have had a reaction yet. We have indicated something along this line, that we wish to continue along this line. But we have not had a reaction yet. So what will come of that, we really do not know.

CHAIRMAN (Mr. McCallum): Done through the local regional office, or done through headquarters?

A SPEAKER (Female): Channeled through here.

CHAIRMAN (Mr. McCallum): Okay, nothing else on that? Anything else?

MR. TOM ZUBKO: Well, that is the most significant area. Another area that we have made representation to the corporation for quite some time, is to lift the top end of the rent on public housing. As I understand it, it goes up to a point which is within the economical rent, at which time that becomes the maximum rent. We would like to see that limit lifted. The rationale behind that is that once a person gets beyond what is considered economical rent, or what is in fact economical rent for him, it stimulates him to go into private housing again. That is the basic goal of the town, is to have private ownership.

CHAIRMAN (Mr. McCallum): That is contingent on the lots being available.

MR. TOM ZUBKO: Those are basically the areas of concern that the town has.

CHAIRMAN (Mr. McCallum): Where would you like to see this limit topped off at?

MR. TOM ZUBKO: Well, I would personally not like to see a top to it. I do not think that it is necessary.

CHAIRMAN (Mr. McCallum): When you say lifted, you mean just take it away sort of?

MR. TOM ZUBKO: Straight formulated all the way through. The rationale being there, that once it is more economical for a person to own his own housing, he will do so. Now, I do not know what percentage of housing here is occupied by people who would be in that position, it might not be significant, however for the few that it is, it is our position then that they should move into their own situations.

CHAIRMAN (Mr. McCallum): Questions?

MR. PEDERSEN: In other communities that we have gone to, there has been talk on whether or not it would be beneficial for the bodies that now administer public housing, usually housing associations and in one case a housing authority, to be a committee of the municipal council so that there would be a greater degree of public control and public input into it. As it is now, it is a tense association and administered by those who qualify through vote at elections of the housing associations. So, at some places there have been suggestions that it would work better if it was a committee of the municipal government. You have probably not discussed that, but how does the idea sound, do you have any comments on it?

MR. TOM ZUBKO: I am not sure that that is the solution, but I have a fundamental problem with having an association running their own subsidized housing. So, I would think that an authority of some sort is greatly preferable to an association of tenants.

CHAIRMAN (Mr. McCallum): Has there ever been any building of units in the town that are tri-partek, federal, municipal and territorial? In other words, authority homes?

MR. TOM ZUBKO: Not that I am aware of.

CHAIRMAN (Mr. McCallum): Well, as Red has said, there has been indicated in other communities, that because it is a very limited group, and of course, I do not want to say it the wrong way, self-centered, which I think is your concern, Tom. That you have a group of people because they are living up there, they want us concerned with it. Then it becomes very self-centered. In allocation, they are looking for greater responsibilities, power if you like, but responsibilities to the association.

It has been suggested, as Red said, that some communities -- it would be better off, in fact, in a town, not in a settlement, not a hamlet, but in a town -- have indicated that they would like to have the association as a committee of the local municipal government. This is a town of course, that has taken on other responsibilities that would normally be the prerogative of the territorial government to do so. The rational being that they accept the idea that housing is a community concern, not just a tenant concern, but it is a community concern. Obviously you must be too, because you would be concerned that it meets the building by-laws. You must have a zoning by-law that you have to put through, you have a concern in there and the people obviously are not happy being the collectors of garbage and distributors of water and the curfew laws, the dog by-laws, there are other things that the municipality would like to see as well.

So, I think that was what was leading up to this. That there was this concern, and we were wondering whether the town council has ever talked about that concept. Because it is a community concern, being involved with any kind of decisions that would be made to the design, you know, you are with the building codes, but the location of these units as well.

MR. TOM ZUBKO: Well, the experience of the town with the Housing Corporation generally would be, I think, would be considered somewhat unsatisfactory. I do not know if you are aware, but the town, at one time, owned 10 per cent of a group of houses that were built by the Housing Corporation, and the net effect of that arrangement was that the town was assessed with a bill every year for the deficit that the units ran at. We negotiated our way out of that rather forcefully. We have discussed housing designs and what have you with the Housing Corporation, but normally when they have come to us, they have been in the final stages of design and they have been discussed with us, but without the capability of putting through any changes. The indirect or inferred threat has always been held over our heads that if we were not prepared to accept their proposals, that they would not put the houses in. So, I think it is reasonable to say that the relationship has been less than close.

CHAIRMAN (Mr. McCallum): But, is there a concern that the town would like to improve the relationship in regard to just those things? You know, you have a zoning by-law where you allow three or four or two units. If you get a group of public housing units coming in, by whatever -- Housing Corporation, CMHC, or private businessmen, you know you are going to tell them where they are going and if they say, "Well we do not want to go there, let us go where we want or else you are not going to get them." What do you do? Do you back off or do you try to come together with it? I know the units that you are talking about, how do you pronounce it "Annasiluc"?

MR. TOM ZUBKO: No, that is another unit. I am not sure what the arrangement there was. I believe that the town was acting as an agent for the Housing Corporation on those units. But the units that I am referring to is public housing. It is the group of red units down just close to the town hall. When those were put up, I believe the arrangement was that the town put the land in at 10 per cent.

CHAIRMAN (Mr. McCallum): Oh, so you did have a tripartite. You did have that kind of deal.

MR. TOM ZUBKO: Well, theoretically we did, but we got out of it.

CHAIRMAN (Mr. McCallum): That has occurred in other communities. I know in the community of Fort Smith the town got the land, their share. The territorial government put in X amount, I think, 15 per cent, and the feds through CMHC put in the other 75. I would expect it would be the same kind of deal, so that was why I was wondering whether there used to be an authority here rather than an association.

MR. TOM ZUBKO: There was an authority initially. Also, the town had a guaranteed position on the board. Then when it became an association the vote was removed from the town representative, so our input was essentially zero. Like I said, all we got was a bill for 10 per cent of the operating debts.

CHAIRMAN (Mr. McCallum): Well, that is the difference between the authority and the association.

MR. TOM ZUBKO: It did not seem like a very good deal to us.

CHAIRMAN (Mr. McCallum): No well, only if you are going to be able to assert some kind of influence. I know, that is the same thing that occurred with the municipality in Fort Smith. They were told that they were going to go into an area and if they did not like it they would not get it. So I recall telling Kaesar and the rest of them, "We do not want them then." Oh, no, no, they put them in, so now we have a small ghetto on Sesame Street, public housing.

But, it all comes from this concern. Is there a concern of the town, because I really believe and I think that most Members agree, that of all things the town should be, or a local government should be concerned with is housing in the community. It is not just the individual, but the town must be, otherwise you would not worry about by-laws or zoning.

MR. TOM ZUBKO: Exactly. I think it would be fair to say that the town would be receptive to that kind of a proposal, but it would be definitely something that would be discussed by council as a whole, but it has not been discussed. But I think that it would be fair to say that it would be receptive to looking at any proposal along that line.

CHAIRMAN (Mr. McCallum): Here in Inuvik, the housing association is fairly unique, because there are so many public housing units. There are more here than in any other community that I know of, maybe with the exception of Frobisher Bay. Frobisher Bay has a lot too, but because there are so many, home-ownership has been something that was unique to certain individuals in the town, not very many though, but unique. But it was public housing, government housing, federal, territorial or whatever. But, we hear more and more that people are just not concerned about getting a shelter, they are really concerned about getting a home. Individually you do not just build a shelter, you build a home which is a human right, if you like that entails responsibilities. So, I guess that is the kind of thing that we were concerned about, because we have heard it in other places about this business.

I do not know if there are any other questions. Eliza, do you have any questions? I think that it would be interesting for this group to get an idea of how the town, your local government, your municipality would think about it, or how they would react to it. It would be nice as well, if it were possible, if you had a brief made to the government of the business of the government continuing this scheme that you have, or that with the debenture lots and you want to continue. If you have made a written formal deal with the government, it would be of interest to us here to get a copy of that if it would not be too difficult, if the town council would go along with that.

MR. TOM ZUBKO: Yes, I do not think that that would be a problem. We will forward any information that we have.

CHAIRMAN (Mr. McCallum): if we could get that and, I do not know whether we would ever get it from you that you would be concerned about this other aspect of it. I am not sure that we have any other concerns that we would want. Most of the ones that we deal with are, of course, are dealing with the association people or just public people about rent.

This may be unfair, but I hear that there is a change with a lot of the government personnel, maybe teachers, because of the government policy, that they are going to have to get their own, and people are leaving. Is that right?

MR. TOM ZUBKO: Well the date was November next year, but there has been some talk of that being postponed again. We do not think that it should be, we think that it should go ahead, basically because we feel that this town is ready for that. We do not think that housing needs to be subsidized. We think that we are large enough that there is room for an active housing market in this town. However, I do not know what the status of that decision is right now. Naturally, as can be expected, the various unions have been making representations to the territorial government to have that role back again. I guess we will see what happens, but that is where the demand for 60 lots is, it has been indicated from the territorial government is in response to that requirement. We do have the land to develop, we have the town plan, which this town plan allows for upwards of 15,000 people, which obviously is a long, long way from where we are now.

One of the problems that we are likely to run into, is simply being able to get money to do it. That has been one of the problems that Inuvik has faced tentatively since 1970, I guess. That comes back to another subject, which is impact, and impact financing and whatnot. To this date, in spite of all the recommendations that this town has made to every panel that has come through here, supposedly dealing with that, there is still nothing formally in place to deal with that problem. We have taken an initiative because the federal government has stated unequivocally that they will provide impact funding and we are sending them a shopping list. Hopefully, that will be out within a month. That includes money to develop subdivisions, to do road improvements that are required as a result of more people moving into the town, industry becoming more active in the area. So, we will see what happens with that. But that is a problem, getting financing to do these types of expansion programs and of course, the town is a little bit gun-shy as well in that we went through that debacle with the development of \$3 million worth of properties when we were told to get ready for the Arctic Gas pipeline, which never surfaced. Now we have of course we have Beaufort Development and potentially the Polar Gas line.

CHAIRMAN (Mr. McCallum): It is alright to be told to be accurate boy scouts and girl guides and be prepared but if you do not get the money to do it, you have problems.

MR. TOM ZUBKO: And if we do not have some kind of immunity to protect us if things fall apart and I will go so far as to say that the negotiations with the territorial government in respect to these debenture lots were long and arduous.

CHAIRMAN (Mr. McCallum): Is the land reserved? The land that you have for future development, is that Commissioner's land or is that federal reserve?

MR. TOM ZUBKO: All Commissioner's land.

CHAIRMAN (Mr. McCallum): Anything else? Thank you very kindly. We appreciate the opportunity to get the concerns you noted. Anything else that you think that you may want to comment on, we would be pleased to hear from you. I doubt whether we will get back here as a group but we certainly would be pleased to get something from the town council via a written submission to us if you do. The business of the R and R, the availability of mortgage moneys for citizens of your community. If there are any concerns or you have any suggestions about the home-assistance grants and those kinds of things that promote the home-ownership. Thank you.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

INUVIK, JULY 16, 1984

CHAIRMAN (Mr. McCallum): Good evening. We have one more Member of our committee to come, but we could start this evening. Perhaps we should tell you who we are, where we have been and what we are going to do and why we are here.

We are a committee of the Legislative Assembly, all elected MLAs representing different areas of the Territories. We are here to hear concerns regarding housing in Inuvik. We have been to the Baffin and the High Arctic, from Resolute, Grise Fiord, Arctic Bay all the way to Lake Harbour, Frobisher Bay and Cape Dorset. And within the last week we have been from Colville Lake to Fort Franklin and Tuktoyaktuk.

My name is Arnold McCallum. I am a co-chairman, I am an MLA from Fort Smith representing the Slave River. To my right is Ludy Pudluk who is the Member for the High Arctic who lives in Resolute Bay. To my left is Red Pedersen, the Member for Kitikmeot West who lives in Coppermine, and then Michael Angottitauruq the Member for Kitikmeot East who lives in Gjoa Haven. Mr. Sam Gargan to my far right who is for Deh Cho and lives in Fort Providence. We have one other Member with us that is not here right now, Mrs. Eliza Lawrence who represents the Tu Nedhe constituency and she lives in Yellowknife.

As I indicated, we are here to hear concerns about housing, specifically in the supply, the allocation and the delivery of housing in Inuvik. We want to hear your comments and your concerns. We ask if any of you want to make your concerns public to come up to the table to my right and use the microphone that is there.

The proceedings this evening, as they have been in every other place are recorded. As such, when you speak to us, if you would identify yourself so that when we take the recordings and transcribe them, we will know who made what statements. We are able to translate in the eastern and western dialogue and in English simultaneously so that if you have a reluctance to speak in your native tongue, that should allay any kind of fear that you have.

We have no answers to the problems of housing. We are here for your concerns and your comments. We are not from the NWT Housing Corporation nor are we here from the GNWT. None of us are Executive Committee Members. We will make a report to the Legislature of concerns we have heard and hopefully recommendations in November. But I want you to be under no illusion that we are from the Housing Corporation or from the Government of the Northwest Territories. We are not.

What we want to hear is your concerns about housing and I would hope that you would make those concerns public and so in that way we may be able to get the concerns from a large group of people in the Northwest Territories so that recommendations may be made to try to change policies and direction of the GNWT and/or its agency, the Housing Corporation.

We have about 30 more communities to visit so that we may hear their concerns. With that I will ask my co-chairman, my colleague of a number of years, Mr. Ludy Pudluk, if he would like to make some comments before we start. Mr. Pudluk.

MR. PUDLUK: Thank you, Mr. Chairman. I would like to thank you people for showing up for this meeting because it is very important for us to talk with you people. I have been an MLA since 1975 and I have tried to bring it to the attention of the Housing Corporation that the settlements have been having problems with housing. My voice never seemed to be heard. So, during the last budget session, I introduced the motion to set up this committee to visit the communities and get their views about housing and that is why we are here today. We are not part of the government or the Housing Corporation, we are working for you people so do not be afraid to talk. The more we hear, the more we will like it. That is about all I have to say right now. I may have questions later on. Thank you, sir.

CHAIRMAN (Mr. McCallum): Thank you, Ludy. I think for the purpose of translation, our co-ordinator, Penny Aumond, has been passing out these receivers. I would ask if you have one, before you leave if you would leave them on the chairs.

Penny Aumond is our co-ordinator and we have the Inuktitut translators, Malli and Erica at the back and Robert Kuptana and Rosie a local girl who is there doing the translation of the western dialect. Chris is our technical person.

Is there anyone else who would like to make opening comments. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank everyone for inviting us to Inuvik. And I would also like to encourage everyone, especially the ladies, to come up and give us their views and concerns. We need your concerns for our recommendations. Like our chairman said, because we are all elected and not working for the government or the Housing Corporation, any recommendation that will be made will be seriously considered. There are 10 of us travelling together, but today there is only seven of us because some of the others had to leave. Any recommendation or motion that will be made in the House will be supported by the others as well. To make a good recommendation we need your input and views. Mashi cho.

CHAIRMAN (Mr. McCallum): Thank you, Eliza. I neglected to say that we have 10 people, Joe Arlooktoo from Lake Harbour, MLA for Baffin South, as well as John T'Seleie from Good Hope the Member for Sahtu, Michael Ballantyne who is a Member for Yellowknife North and Elijah Erkloo who will likely show up later on this evening as well.

So with those opening comments, I would like to throw the meeting open now, to hear comments from you who are here tonight on any aspect of housing. I would simply ask that you come to the table and identify yourself and tell it like it is or how you feel about it.

MR. BEN LaPAGE: My name is Ben LaPage, I am executive director of North of 60 Youth Federation. It is an organization that of which was designed to make sure that politicians do not abuse International Youth Year. And since you are talking about an issue on housing that is of great concern to the people of the Northwest Territories, I am going to tell it exactly the way it is:

Inuvik has the same complications in housing is that of Yellowknife. There are companies that have houses, that they rent for X amount of dollars, which is understandable. There are government agencies, both on the territorial and federal levels that of which rent the houses or apartments and sit empty for months and months on end. Both levels of government do not seem to care as to the fact that there are eight to 10 people living in one bedroom apartments. As far as I am concerned, you people here today, are nothing but a farce. The fact that you go around to these various communities asking questions from various people, you are not going to arrive at the conclusion as to what is wrong because the answer is so bloody simple.

The answer, my friends, you just have to introduce tax exemptions that would bring private companies from the South up here to build houses and when they build these houses, make sure that they are diverted to non-government employees only first, then you allow government employees to take the space. Because what happens all the time is that one or two members of a family are sitting in a three or four bedroom unit when there are eight to 10 people in a one bedroom unit. What goes on here in the Northwest Territories is a total abuse of power and that power will be changing and it will change within two years because the Northwest Territories is changing at a very fast pace.

My organization is attempting to help make those changes because the housing situation is one issue and the abuse of power is another. For instance, in Tuk, you people have been there and I have already heard through the grapevine that it is just amazing as to how naive you people are as to what is going on in Tuk. I have only been there a couple times in the last couple of years. I used to work for Dome, I know what is going on up there and it is not for me to say. You people have to find out that problem on your own. It is just like the problem here in Inuvik, you have to find it out on your own and you are not going to find these problems by sitting on your rear ends listening and not arriving at any decent conclusion.

The fact as I stated that there is abuse of power not only within the housing industry but also in the private sector as well. And what you people should be doing instead of snooping around and making recommendations, you should conduct an in depth inquiry because it is just unreal what is going on. You people, do not even have any idea as to how the Inuvik power structure is operated.

Here in Inuvik, there are four people that control it. They are simply called the "white gang of four" and what these people do is if they do not like you or your issues or your concepts, they squeeze you out. That happened to my organization. So fine, I moved, but only to Aklavik, and the thing that is going on over in Aklavik, you will find out tomorrow is going to be very intriguing. So, with my statement as of the fact of abusive power, keep that in mind, because you people are not going to make the decent recommendations that you hope to do. Because before you make those recommendations, you have to dismantle the Inuvik power structure and in order to achieve that you are going to have one heck of a fight on your hands. You will have an uprising. An uprising of power. That is what is going on. You are not looking at it from the right point of view, you are just looking at it that way, straight ahead.

That is all I have to say about the abuse of power and the housing issue. I would like to say other things in regard to what is going on but I would be ruled out of order.

CHAIRMAN (Mr. McCallum): By whom?

MR. BEN LaPAGE: Oh, I have a long list of things to say. I get out of hand at times because as I said my organization is political and it is to verify the fact that politicians don't abuse power. I am rather intrigued.

CHAIRMAN (Mr. McCallum): Join the club, after the statements you made.

MR. BEN LaPAGE: I am just giving you food for thought. I am known as a trouble-shooter and you know what a trouble-shooter does. But I may see these things, at least I don't sit and do nothing to solve the problems. I am already attempting to solve the problems of youth, but not here in Inuvik because as I said the power structure here is too strong. Any questions?

CHAIRMAN (Mr. McCallum): I am sure. Mrs. Lawrence.

MRS. LAWRENCE: What is your organization?

MR. BEN LaPAGE: My organization is an organization that of which was formed in Yellowknife in 1982. Its main concept is to attempt to give youth a voice in government and that voice in government is hopefully going to be there within a couple of years but it is also a way of revising an organization that was dismantled in 1982, it was called NWT Youth Association.

MRS. LAWRENCE: I guess I just have a comment to make. We might be sitting on our rear ends tonight but we don't always sit like this. When you get elected as an MLA, it is not because you are sitting on your rear ends. If I was not concerned about the problems that exist with housing I would not be sitting here either. Your attitude is very negative but I could be negative as well, because where I come from we have many problems. Maybe you think your problems are big but the problems we are faced with might be even bigger. So don't underestimate us, just tell us your views and concerns and we will seriously take them into consideration for our recommendations.

MR. BEN LaPAGE: My concern as I stated is the power structure.

CHAIRMAN (Mr. McCallum): Anybody else? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I just want to make an extension to what you said about the youth group. I do not know what kind of group of people you have but definitely we know what the structure was before the housing program ever came into existence. Most of the people that were living in the North were pretty well self-reliant. They built their own houses, they were self-sufficient.

I believe it was around 1960 when the Indian Affairs housing programs came in, and then in 1974 was when the low rental houses came in. Once the low rental houses came in, I guess that is when all the problems started happening, to the extent that at one time we had an idea. Mind you, the government had good intentions at that time to start a housing program for native people. That idea came in as a movement and then became an organization, and this organization now is so institutionalized that they forgot who the people were that they were supposed to be serving. So, I know what I am talking about.

Certainly you as a representative of the youth people, what we are trying to do here is maybe to find a solution, but now we have to find answers for the future youth. I hope that this is the direction that we are going to be taking. Certainly we can find a solution now, but the answers are further up ahead for our younger people. We have to try to make it a lot better for them if they ever do want to get a house. In the West, for example, I think home-ownership is one of the more stronger approaches that the communities are asking for, rather than the low rental program.

MR. BEN LaPAGE: I thank you for that correction. The thing with me is, I always create an image of negativness, because it is up to a politician to try and change that negative attitude that I have. This gentleman has just done so, and that lady has just done so. So, you people are not exactly as to what I stated because if there was another gentleman here by the name of Mike Ballantyne, I understand him totally, and I would always do the same thing.

It is a mind game, and I play the same mind game as a politician, because I have been involved with politics for five years. That involvement with politics is directly because of the Canadian youth movement. The fact that youth have problems here in the Northwest Territories, they are in a situation where they are stuck between two cultures. They want to stick to their one main culture, but yet they want to go to the white culture. How do they do that when they have a basic problem at home, and they have problems at home that exist in heavy drinking, heavy gambling, no food on the shelves as well as very bad housing.

As I stated, you will see that kind of thing in Aklavik. But, you must keep in mind that when it was set up before, when Aklavik itself was set up, the people themselves had their own houses. It was not funded by any government agency and it was not funded by the housing association or anything, and now, the situation that they have over there, is now when they are behind on their rent the option they have is to pay the whole amount or get kicked out in the cold. The fact that the housing association here in the Northwest Territories has to be totally revamped to humanistic quality. Forget about the money factor, especially in the wintertime, because when a family, at 40 or 50 below are forced out of their homes the government is of no concern, not only to the people but to the country.

CHAIRMAN (Mr. McCallum): Do you know of people, specific, do you know of people that have been forced out of their homes in the Northwest Territories at 40 or 50 below?

MR. BEN LaPAGE: Not off hand, no.

CHAIRMAN (Mr. McCallum): How then, do you make a generalization like that?

MR. BEN LaPAGE: The thing with me is that I ask a lot of stupid questions, because I am so curious.

CHAIRMAN (Mr. McCallum): That begs a retort, but I will not. But do you know of people, so you make a generalization that you have no basis for, is that what you are saying?

MR. BEN LaPAGE: Its hypothetical.

CHAIRMAN (Mr. McCallum): I know that Mrs. Lawrence wants to ask a question about it, but we are here to look toward what we can do about housing. I guess there are people here and possibly out there who would like to debate philosophical questions and political theories, we are here to listen to the housing. I am not trying to cut you off because you laid that down in the first place, that you are going to be out of order, there is no way. I would be the last one who would want to get in on any conversation because of who I am and what I have been. So, I will go to Mrs. Lawrence.

MRS. LAWRENCE: Well, I will not waste too much time on asking him questions, because with all due respect to the public and the elders that are here, I am sure that they would like to speak up as well, and we are not trying to shut you up. I realize there are a lot of concerns and problems with the youth, and if you like, we can make time for you tomorrow morning and you can talk to us strictly on youth. But, at this time, like I said, I have respect for the elders that are here and I am sure that they have concerns that they would like to speak to and I just do not want to waste any more time on questioning you at this time.

MR. BEN LaPAGE: I thank you very much. The reason why I was harping so much on youth is because your meeting tomorrow night is in the Aklavik community hall, that of which a teen centre is in place. That is why I have been harping on this, so thank you very much.

CHAIRMAN (Mr. McCallum): Well, there may be some other people who would like to -- Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I guess that housing is only a part of a community issue right now. You also have to look at the native culture versus the white culture. I know for a fact that in most of the communities, social labelling and being considered second class citizens on your own land, sort of cause the social problems that are now in existence. The education system is basically bias to the native culture and they really alienate the youth in their own schools. So, they are let down and they try and find alternative ways by dropping out and trying to find wage employment. So, maybe we are just starting with housing but eventually we hope to address a lot more than housing.

CHAIRMAN (Mr. McCallum): Anybody else? I would be interested personally, who these four are? Not now, but if you are going to be around tomorrow, I would like to know who the four are. I have not been here or in the North all that long. You made a statement that the only way that things are going to occur is to give tax exemptions to southern companies to come in and build houses for the North. That is rather unique. What we have been hearing is the exact opposite from people in the communities. How do you arrive at that statement, that we should be giving tax exemptions to southern companies to come in to build houses for northern people?

MR. BEN LaPAGE: Well, I say that because of the fact that I used to work for a millionaire in British Columbia and he has foreign investors, and they would like to have a situation where they could come up to some area in Canada and basically have tax deductions.

CHAIRMAN (Mr. McCallum): Wouldn't we all?

MR. BEN LaPAGE: Well Japan is one.

CHAIRMAN (Mr. McCallum): Well that is true, but Japan is on the other side of the world. You say that housing should go to non-government employees first before government employees. Would you reconcile that with the policy of at least the territorial government to hire local people? Are you suggesting by your statement, that we should not give local hires government accommodation?

MR. BEN LaPAGE: No, what I mean is when a government hires somebody, they give them a housing allowance. What I will use as an example is here in Inuvik with nurses residences. A lot of time that sits empty as well as the nurses residence in Yellowknife. Now, the situation in Yellowknife with the nurses residence, is because of the fact that the federal government gives these people x amount of dollars for a housing allowance, they have them in a situation where they have a housing allowance, and because of the fact that the people that work in the hospital would rather get that extra money. They have a federal apartment and the profit from that situation, they are making a little bit extra money because of the little situation that they are in. That is why I say abuse of power.

CHAIRMAN (Mr. McCallum): Okay, I just have one other comment. You call us naive. There are six of us here, four have been born in the Northwest Territories, have travelled fairly extensively in their present or past occupations. I am the youngest one in terms of being north. Mr. Pedersen has been in the Northwest Territories for 30 odd years. I have only been here for 21 years, so I would say that between six of us on an average we must represent 200 to 240 collective years in the Northwest Territories. I know that I have been, personally, personally, in every community in the Northwest Territories, save Grise Fiord. I have never been to Grise Fiord, but every other one. How long have you been in the Northwest Territories?

MR. BEN LaPAGE: Only three years.

CHAIRMAN (Mr. McCallum): Okay, thank you very much. Are there any other questions?

MR. BEN LaPAGE: This trouble-shooter thanks you.

CHAIRMAN (Mr. McCallum): Are there any further comments that one would like to make about housing in Inuvik? Do not be shy.

MR. MORRIS DEE: My name is Morris Dee. I own a construction company here in Inuvik and have done so for a number of years. I have recently formed another company in the hope of supplying houses here in Inuvik and other parts of the Inuvik region in the very near future. I do have a number of private people right now who have addressed my company for the purpose of building houses, with a question -- what sort of serviced land do you have available? You have heard this many, many times in your travels in this last while, and unfortunately as in other places we are sort of getting bummed out. If there are any serviced lots available in Inuvik -- there was, I believe it is very limited if any right now. That is the answer, there are none available or very limited lots available.

So, although we want houses here in the North, we are coming against a very poor situation with those serviced lots. We want to build houses, we want to build apartment buildings, where the hell are the lots to supply these housing units. Myself and other contractors are willing to supply good houses and we cannot do it without any serviced lots. That is basically where it sits. I do not believe that there is too much to add to that other than what you have heard many, many times before, but that is the situation here in Inuvik, and I speak on very great strength that there is a dire need and someone better get off their butt in an awful hurry and do something before we all get bummed out in any situation. I guess that is where it sits right now.

CHAIRMAN (Mr. McCallum): Mr. Dee, if I may, do you mind staying there, there might be questions from the Members. Sam.

MR. GARGAN: Thank you, Mr. Chairman. Morris, have you ever won any contracts as far as building northern rental houses go?

MR. MORRIS DEE: No I have not. Actually Sam, I own a construction company and I have recently formed a new company and I have done major renovations around the regions, and I formed a new company about four months ago for the purpose of wanting to build, what I consider good housing in the North. In that, I have built houses in the past, but I have not built any yet, I am having a little bit of a problem in obtaining land in order to do so.

MR. GARGAN: Okay, thank you. In your opinion, the present housing in Inuvik for example, you must have seen some public houses, some rental houses, some northern rental houses, in your opinion, do you think that those are very structured houses, those that are available right now?

MR. MORRIS DEE: Are they good housing? The new ones that are going up right now are I would say very reasonable. Houses that have gone up in the past, whether that being because it was according to the cold or not, I would say that they are very unreasonable, in my opinion.

MR. GARGAN: Have you done any rehabs?

MR. MORRIS DEE: No, I have not done any rehabs, but I am very much well aware of them. I have had all the drawings to tender on and due to the fact that I have not been able and I was not a strong enough contractor at the time in order to obtain the necessary funding to build those, I have not quoted or tendered on any of those.

MR. GARGAN: Okay, my last question is, as far as the rehab houses go, do you think, in your opinion, have you seen any rehabs actually done?

MR. MORRIS DEE: I have seen lots of them done.

MR. GARGAN: Do you think it is better than what it was before, or do you think it is worse than it was before?

MR. MORRIS DEE: No, I must admit, I think it is an improvement. If you are rehabing a house for energy conservation means, which basically is where it is at with the high price of energy, definitely anything that can be done with rehabs in the way of re-insulating, etc., is definitely an improvement. Does that answer your question?

MR. GARGAN: Yes it does. I just thought as you being a contractor, I might be able to get some kind of a better opinion. On the other hand too, in the communities this is not what we have been hearing in regard to rehabs. You might be saving money, but as far as heat goes you are not getting enough light in the buildings in most cases. There is a lot of places where they have the sewage tanks underneath the houses and those tend to freeze up in the winter time. So I was just trying to get a professional opinion.

CHAIRMAN (Mr. McCallum): Any other questions? Perhaps I can ask you a question in return because we are seeking information or suggestions for recommendations. Could you suggest to us a way in which more land or serviced lots would be made available to entrepreneurs, such as yourself, to private individuals?

MR. MORRIS DEE: There is land available as you probably well know. There was serviced land available over a number of years that lay just sitting which, as I understand, is costing the town an X number of dollars in order to recover right now. There is still other land adjacent to that, as I understand. I am not specifically speaking for the town, I am going according to what I hear and what I know that has been told to me, that could be made available if, but it would need government moneys of course in order to make that land serviceable. But, it would have to be done expeditiously. Some figures that I am just hearing, could be two years down the pipe if the government started right now. There are quite a number of lots that could be made, if serviced, available to the community for putting property on. That is the only land that I am aware of other than that owned by private enterprise to be made into a public type of use.

CHAIRMAN (Mr. McCallum): Well, I recall in the earlier middle 70s, when the so called "boom" was supposed to occur that the town did acquire land on a debenture, later forgiven, for serviced lots. It is my understanding that these lots are now all picked up. But, there is Commissioner's land available within the town, it does not require a block land transfer, at the present time, within the confines or the boundaries of the municipality, there is land. Again, a question, who should develop the lots, the municipality or another government level?

MR. MORRIS DEE: I believe that you are asking something that is really out of my jurisdiction. I feel that, maybe that representation should have been made here by the municipality to answer that question. I am sorry, I cannot answer that question.

CHAIRMAN (Mr. McCallum): But you are a taxpayer.

MR. MORRIS DEE: That is correct.

CHAIRMAN (Mr. McCallum): Obviously then you have some concern about whether or not the local municipality should develop these lots for sale.

MR. MORRIS DEE: Putting it that way, I believe that perhaps the municipality in some way should become stronger in mind to develop those lots as opposed to any other jurisdiction.

CHAIRMAN (Mr. McCallum): We did talk to a representative of the local municipal council about that particular concept; that is, the concept of making sure there is more serviced lots available for it.

MR. MORRIS DEE: Right.

CHAIRMAN (Mr. McCallum): They indicated a particular means by which they think it should occur. I do not think it is necessary to get into a dialogue on the method.

MR. MORRIS DEE: I do not think so either.

CHAIRMAN (Mr. McCallum): But there is no question that if there is a demand for service lots the land is Commissioner's land now in town. The lots or the land could be subdivided or whatever...

MR. MORRIS DEE: And developed.

CHAIRMAN (Mr. McCallum): ...and then sold by the municipality or whatever as it has gone in the past.

MR. MORRIS DEE: That is correct.

CHAIRMAN (Mr. McCallum): Could I ask you, if you were to acquire such land or individuals were to acquire such land, what size of lot would you recommend?

MR. MORRIS DEE: Oh, I believe, as the standard is right now, it is reasonable. I think probably a 60 or a 65 by 100 would be adequate for most housing.

CHAIRMAN (Mr. McCallum): Would you offer a price for that land?

MR. MORRIS DEE: Would I as...

CHAIRMAN (Mr. McCallum): No. Would you suggest a price for which that land should go?

MR. MORRIS DEE: Yes, I certainly would. As it stands right now...

CHAIRMAN (Mr. McCallum): Serviced.

MR. MORRIS DEE: Okay. As it stands right now, backtracking a little bit, I believe the lots that were available by town was in the region of \$30,000 plus. I personally think that is darn ridiculous. I believe that if that land was to go somewhere in the region of \$18,000 to \$20,000 it would be more to a standard that we should all be paying. If you are expecting anyone right now to pay \$30,000 for a lot, I think myself, other than if they have lots of money in hand, as an average individual -- and I certainly have not got that money -- it would be ridiculous to pay that.

CHAIRMAN (Mr. McCallum): Thank you very much.

MR. MORRIS DEE: Okay. You are welcome.

CHAIRMAN (Mr. McCallum): Are there further questions? I am sorry. If you do not mind, Mr. Dee.

MR. MORRIS DEE: Yes.

CHAIRMAN (Mr. McCallum): Mr. Pederson.

MR. PEDERSON: Thank you, Mr. Chairman. I would just like to clarify something for the record, as we know it is being recorded. A serviced lot in Inuvik -- in other communities, the smaller sized communities which outnumber Inuvik-sized communities by a lot, a serviced lot is considered a lot that has road access to it and a bit of gravel on it.

MR. MORRIS DEE: Yes.

MR. PEDERSON: When you talk of a serviced lot here, are you talking about a lot with utilidor services and so forth?

MR. MORRIS DEE: I am talking about a lot with utilidor services, correct.

MR. PEDERSON: Thank you. Just to get that on the record.

MR. MORRIS DEE: Yes.

CHAIRMAN (Mr. McCallum): Are there any further questions of Mr. Dee. Thank you very kindly, sir. We appreciate it.

MR. MORRIS DEE: You are welcome.

MR. JOHN RAYMOND: My name is John Raymond. My concern is just with the way I have been dealt with recently by housing and I feel I was dealt with unfairly. I got turfed out a week ago for drinking in there. Well, since the place was built there has always been a certain amount of drinking in there and I also have white neighbours down at the end of the hall -- they are allowed to drink. Why turf me out for it?

CHAIRMAN (Mr. McCallum): Excuse me, Mr. Raymond. You are living in the senior citizens'?

MR. JOHN RAYMOND: I was.

CHAIRMAN (Mr. McCallum): You were, that is what I meant.

MR. JOHN RAYMOND: Yes.

CHAIRMAN (Mr. McCallum): Yes, you were.

MR. JOHN RAYMOND: Yes. Yes, for seven months.

CHAIRMAN (Mr. McCallum): You were evicted because of drinking.

MR. JOHN RAYMOND: Yes. I have travelled a little bit, I've been to different settlements and I have seen how senior citizens homes are run, it is nothing compared to here. You are dictated to here. You get false accusations. Anyone of you can go over there and ask the rest of the tenants if I ever bothered them on account of my drinking. Everyone will tell you no, but that was written on my eviction papers that I bothered the other tenants and that is a false accusation. Maybe it is because I argued back. I was accused earlier in the fall for the same thing. Someone had camped with me and they brought whiskey and they said we partied all night. No such thing happened. The person slept there and the next morning took the booze and left. That was the first false accusation. The second time it was the same thing. Like I said, I have been around. There are people in there that have no business in there. They are not senior citizens. To me it looks like it is a rooming house. Our caretaker does not know how to communicate with any of the old people there...

CHAIRMAN (Mr. McCallum): Do you mind me asking you, sir, you said dictated, dictated by the local association, is that what you are saying?

MR. JOHN RAYMOND: Yes. They tell you if you repeat this you will be turfed out and we do not care where you go.

CHAIRMAN (Mr. McCallum): Anything further you would like to add, sir? Any questions from the committee? Mrs. Lawrence.

MRS. LAWRENCE: Mr. Raymond, you said the caretaker does not communicate with anyone at all, who is your caretaker?

MR. JOHN RAYMOND: Peter Sage, he runs a business out of there also. He is catering.

CHAIRMAN (Mr. McCallum): Thank you. Are there further questions of Mr. Raymond? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. John, with the communication problem, I do understand your situation. We do have a senior citizens home in my community and the lack of communication between the people that are supposed to be taking care of the senior people and supervisors or whatever you want to call them, has been lacking. There are incidents that happened in Fort Providence that I do not want to mention but I do understand what you are talking about.

CHAIRMAN (Mr. McCallum): Anything further.

MR. JOHN RAYMOND: For instance last fall there was an old lady who was very ill and she knocked on his door for I don't know how long and he never answered. Somebody else had to take her to the hospital.

CHAIRMAN (Mr. McCallum): Mr. Raymond, is the caretaker a custodial man, that is does he look after the building but is not hired to do anything else but look after the building.

MR. JOHN RAYMOND: Yes, he looks after the building. I really do not know what his position is.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Raymond. We will note your concerns. Is there anyone else with concerns?

MS MARGARET COCKNEY: My name is Margaret Cockney and I work for the housing association here in Inuvik. What I have found is that the young families or young single people that want to start out, cannot start out because there is no housing for them. That is all I wanted to say.

CHAIRMAN (Mr. McCallum): What do you think should occur?

MS MARGARET COCKNEY: Build more houses. Not big houses but maybe two or three bedroom places where they can start.

CHAIRMAN (Mr. McCallum): What would be your reaction to building for newly married couples without children such as bachelor units, which I understand are coming in this year?

MS MARGARET COCKNEY: That would be good for the young people that want to get away from home, but young families that want to have children, they can't because a lot of them stay at home with their parents or they leave from here to there.

CHAIRMAN (Mr. McCallum): The extended family concept, that is the idea of younger people when they marry, staying with either of the parents. You do not think that is a good idea?

MS MARGARET COCKNEY: No, I don't think that is a good idea. Like if you get married and want to start a family, you don't want to stay at home. You want to start on your own.

CHAIRMAN (Mr. McCallum): I understand that this year, the Housing Corporation is building or going to build some bachelor apartments. If they were here, do you think that young married people will be able to get to them or would there still be a difficulty?

MS MARGARET COCKNEY: I think it will be a difficulty. I think it is just for bachelors, just for single people.

CHAIRMAN (Mr. McCallum): So you would like to see the building of more public housing of one and two bedroom homes.

MS MARGARET COCKNEY: Yes.

CHAIRMAN (Mr. McCallum): Are there comments or questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Margaret, in a lot of the communities that we went to the communities have indicated that they would like to do away with the public housing concept and go into more home-ownership program. Would you be encouraged to get into that type of a program rather than a public house?

MS MARGARET COCKNEY: I think a lot of the people that are just starting out and I am talking about couples that want to start families, the home-ownership I guess is a good idea but a lot of them do not understand a lot of things about it. They are use to renting and not paying 100 per cent utilities. I don't know if I answered your question.

MR. GARGAN: I realize that in most communities it is based on need and it is also based on the family size and that and maybe if you are waiting for a house to start a family, you'll never get your family. Maybe you should start making your family first then look for a house afterwards.

---Laughter

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I just have one question of Margaret. You said people do not really understand home-ownership. Have you ever approached any housing associations for information that might be available on home-ownership?

MS MARGARET COCKNEY: We have one person working for us, that did that, but no, I have never approached them or asked them about that.

CHAIRMAN (Mr. McCallum): Any further questions? Mr. Pedersen.

MR. PEDERSEN: Thank you. Not a question, I would just like to get something on the record. I think that Ms Cockney is probably quite right when she says the young people are not really the ones that start thinking about home-ownership. A house over your head seems to be the most critical thing and home-ownership is maybe, at the moment, a little sophisticated.

We have been given a list of housing association administered dwellings in Inuvik and breaking that list down shows quite clearly that there is a shortage in the one and two bedroom. For instance, there are only 12 one bedroom and 22 two bedroom units available in Inuvik whereas there are 58 bachelor units and 68 three bedroom units plus 31 fours. So, there does seem to be a shortage in the size range that Ms Cockney is referring to.

CHAIRMAN (Mr. McCallum): Any further comments? Thank you very much, Margaret.

MR. BARRY FRENCH: My name is Barry French and I just moved up here in the last three months and what the lady has said is very true. I am married and we are expecting a child in November and what I am very worried about is whether I will be able to put a roof over its head. As to buying a house, I do not want to put myself in debt because there is no way you can guarantee that you are going to have a job for that long. Once you default on a debt you are going to be in real trouble.

Another thing too, is the point system I think is fairly wrong because you cannot claim for your wife while she is out of the NWT and yet you need that house before you bring your wife to it. Because you know, you do not want to bring that sort of pressure to bear on someone that is expecting.

CHAIRMAN (Mr. McCallum): What would you suggest, Mr. French?

MR. BARRY FRENCH: What can I suggest? You would be the better person to say that. All I really want is a roof.

CHAIRMAN (Mr. McCallum): You came into the Territories to pursue a job?

MR. BARRY FRENCH: Yes. My family is originally from here but I have never lived here before but I do have a lot of relations here.

CHAIRMAN (Mr. McCallum): And your problem is that there is no rental accommodation on a private market that you could apply to?

MR. BARRY FRENCH: Basically that is it. Even private -- that government housing is another thing that should not be locked out. There are so many rooms available, even if you could get that for a temporary thing for a couple of months until you could get something else. Otherwise you have to pay a hotel and that costs a lot of bucks. Right now I am staying at an uncle's place and you cannot have two families under one roof. It makes for a lot of tension.

CHAIRMAN (Mr. McCallum): Do you mind me asking you for whom you work?

MR. BARRY FRENCH: I work for Marine Air Cargo.

CHAIRMAN (Mr. McCallum): Is that a private company?

MR. BARRY FRENCH: Yes.

CHAIRMAN (Mr. McCallum): Are there questions of Mr. French? The point system is wrong you suggest Mr. French, because it does not take into consideration -- or they treat you as a single person, is that correct?

MR. BARRY FRENCH: Yes, that is correct.

CHAIRMAN (Mr. McCallum): How would you correct that?

MR. BARRY FRENCH: Well, the only thing I would do is say that if you are married and you can prove that you are married and that you can prove all of the other things, that you have credit worthiness, that you have -- let us say that your wife is expecting, that helps for your health points and all of that sort of thing. If you could do that, verify it and bring it before them, even before she has moved here, that would help an awful lot. I took out a loan for the only purpose of establishing a credit rating and that does not seem right to me, because I do not like going into debt.

CHAIRMAN (Mr. McCallum): Well, you are obviously aware that there is, here I would expect as there is in any community in the Northwest Territories, a shortage of housing for people who have been resident in a community for some period of time. It does become very difficult in the allocation of public housing by an association to allocate houses to people who are here for a relatively short period of time. I am not suggesting that that is right or wrong either way, but it becomes a very difficult situation for the local housing association.

MR. BARRY FRENCH: Oh yes, I fully understand that. But, I just think that there should be more funding or something or at least some temporary thing set up, even if it was just for the summer, because that is when you are going to get more people coming in. It should not be too hard to

arrange something, because a lot of people are going on holidays and I am sure that something can be worked out. Even if you have a place for two or three weeks at a stretch, or even if the empty government buildings were unlocked for that time. I just thought that I would like to strengthen the opinion before hand, that is all.

CHAIRMAN (Mr. McCallum): Thank you, we appreciate that.

MR. GERRY PETRIN: My name is Gerry Petrin. I think that we have a problem here in town related to the Inuvik Housing Association. I think that it is unfair to the people that are trying to get housing and that are trying to get ahead, that are forced to have 25 per cent of their earnings from their wages applied to their rent.

The way that it works is that if you have wage earners living in your home, other than your family, they go on the total wage earning in that house and then apply that toward their figure of what your rent should be. So, in order to beat that system, you pretty well have to fill your house or whatever to get ahead. They have a maximum rent of \$1380 for a four bedroom multiunit home. So, in order to get ahead, there is a lot of people that want to get ahead, you have to have more than three or four wage earners to save any money otherwise it is a lot of money to be paying rent on.

Why do they not just stick with a certain rent for a certain size of a house for everybody. The Inuvik Housing Association is supposed to be for the people of Inuvik, and if it is up to an individual on how he wants to get ahead, save money or split the money between three or four people, they should not base their rent, some price of the house, on how many people are bringing income into the house and come up with a figure that way. I think that there should be a certain rent that you can pay for a certain size of accommodation. I just think that it is unfair. I do not know if it falls in direct relationship to what you people are here for, but I think it is worth me bringing it up.

CHAIRMAN (Mr. McCallum): It certainly does. I think that that is one of the things that we have heard from every community, and we undoubtedly will hear from every community that we will visit, is this whole system of the rental scale. Whether it should be based on the total gross income of all tenants or whether it should be based on the building or the house itself, dependent upon the square footage of the building, its age, its condition and dependent upon where that building is, in what part of the Northwest Territories. Certainly it costs more money to live in Inuvik than it does to live in Fort Smith. It costs more money to live in Resolute Bay than it does in Yellowknife.

So, it is certainly within the parameters of which we are talking about. I guess, what you are saying, is that it should be based on those things. That is, the condition, the age, the square footage, and how many rooms of the house, rather than on the number of tenants that one has.

MR. GERRY PETRIN: Right. I would say probably not so much the NWT or the federal government should be concerned about that law, I think they should be, but more so than anything else the local council of the town should be applying their rent, I think, more in the direction of subsidizing the local people here. If people want to get ahead, in their own way, they should be entitled to. It is a hard thing to try and beat the cost of living in the North as it is, but if we are all going to be treated in a manner -- you know, if you have a whole pile of wage earners in a house, that they base the rent on that. I think it is interfering in the ways that people live.

CHAIRMAN (Mr. McCallum): I think that people may be under the wrong impression as to how this rental scale is arrived at. I do not think that you should lay the blame for rental scales on the shoulders or at the doorstep of the local housing association. It is not the local housing association who sets up the rental scale.

In public housing, because public housing in the Northwest Territories is a combined effort, that is the supply of them, the financing is a two prong affair between the federal government, through its crown corporation, CMHC, and the territorial government through its corporation, the Housing Corporation. They determine the scale for rental. I do not think that it is different here than it would be in other parts of Canada. The problem is that it is more avert here, it is more open, because that is the only housing that is around.

So, I do not want to be under the impression that it is the local housing association who is setting the scales for rent, it is not. I think that people within the local housing association could explain it better than I as to how it is arrived at. But, certainly, I think the concept of how the rent is assessed is something that we are very much concerned about, because we hear it all the time. It is very difficult for people to arrive at this economic rent, unless they take in more people, extend the family, and then of course get charged these people as it were, and they share in the rent or; that you do not work and you have social assistance to help you. I think that it is inequitable.

There may be questions from other Members. I would suggest to you, if you have have a concern -- I appreciate the suggestion you made to us -- but if you have some concern as to how the rent is arrived at, I am sure that there are people from the local housing association who could explain that to you.

MR. GERRY PETRIN: Okay, I would like to apologize to the housing association for perhaps of convicting them of doing that.

CHAIRMAN (Mr. McCallum): No, I just wanted to set it straight. Are there questions of Gerry? Sam.

MR. GARGAN: Thank you, Mr. Chairman. Gerry, are you a tenant yourself?

MR. GERRY PETRIN: Yes I am.

MR. GARGAN: Okay. Do you think, in your opinion, that the person who signs the agreement with the housing association to rent a particular house, do you think that the rent should be based on his income only, even though there are other people working in there, the wife, son or daughter. Do you think that it should only be based on the head of the household?

MR. GERRY PETRIN: Certainly. I think that the person who signs the lease should be the one responsible for the assessed income for that house. The other thing that I wanted to mention was the fact that if you have family members living in those units and you have six family members that are bringing in income -- I am sorry, maybe I do not understand the whole thing, it was explained to me today at the housing association in Inuvik -- the rent does not go up, it goes up \$18 per person, if I understand it correctly, if they are family members. If they are not family members -- I cannot remember how they arrive at that first figure, but it is \$18 for every extra person that is bringing income if you are a family member. If you are not a family member, then it is approximately 25 per cent of their income. I know that that is not totally correct either, those percentages. It was explained to me, but I forget how everything works, but it is a real high amount of money.

MR. GARGAN: Okay. My other question, again going on to the rent scale. Do you think that the rent should be based on the gross income of the individual or the net income of the individual?

MR. GERRY PETRIN: I would like to say the net, but realistically speaking, in most cases anyways of wage earners on an average type of person, when you look at the rent that they pay throughout Canada, I think that in a lot of cases, they are paying 25 per cent of their gross income anyway. So, I think that it is probably fair that way. It would be nice to say net, but realistically speaking I think that gross would be a good consideration.

MR. GARGAN: Well, this is what some of the communities are saying too. The other thing that I wanted to mention is with regard to the economic scale. The other thing that they have not mentioned as far as the rent scale goes, is the poverty line of the people in the housing. Also they do not have a comparison of statistics across Canada on poverty lines. Depending on the size of the family, for example a person that has six in the family, the poverty line is around \$20,575 per year for this individual. If they are going to use the economy scale, do you think that they should also be considering the poverty line of a community, for example?

MR. GERRY PETRIN: Yes, definitely.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Gargan. I know Mrs. Dee, that you want to explain the rental system. I think that what has to be said, is that the rental scale is based on the gross income excluding certain income that would come in, for example senior citizens. It depends upon

the zone, that is a social assistance zone. The NWT is divided into six different zones, different communities are in different zones, depending upon the accessibility by road, or by how you get materials in. It is based on the gross income of the head of the house. If the spouse works, if there are children in the house who work, or other people, there is a deduction taken and it depends upon the size of the family. It is fairly complicated.

The inequitable part of it all is that regardless of whether you live in, what we call northern rental or public housing, the assessment is the same. So the condition of the unit is not taken into consideration. So, it is a fairly complicated process, it is not complicated I guess, once you are conversed in it, but it is complicated. I guess our concern is that given that there are differences in the cost of living, what one would try and do in promoting home-ownership, that we would like to make it more equitable.

One of the suggestions that we will be looking at is exactly the one that you gave us. So we appreciate the comments and the suggestions that you made. It may take a couple of turns around the track to get the whole complicated process of the assessment of rent in ones mind. I know Mrs. Dee that you wanted to explain it, but I think what I have covered is basically the kind of situation that occurs. Thank you very much Gerry. No other questions of Mr. Petrin. Thank you very much.

MS CEC McCAULEY: My name is Cec McCauley. I just wanted to ask you, the rules for the policy of the GNWT housing meet in the Territories or do you go by the national housing policies?

CHAIRMAN (Mr. McCallum): In relation to what?

MS CEC McCAULEY: In relation to the rules. Maybe different provinces have different rules for each province, or do we have special rules for the Territories, or do we just use all the same rules that are made across Canada if you are in housing? Because there is GNWT housing here, and then there is CMHC that is federal?

CHAIRMAN (Mr. McCallum): Well, CMHC is a national body that predominantly loans money to agencies in the provinces or the territories. At the present time, the only avenue that the Northwest Territories has to acquire capital and/or maintenance funds, is to borrow that money. For the territorial government to borrow that money for a period of years at a national set interest rate. The only way that the territorial government can get that money is through CMHC. The same way as co-ops, individuals or other agencies in other provinces can acquire money, other than getting the money themselves.

Now, we are unique in the Territories in that the Territories does not generate very much money because you have taxes basically. You can raise the taxes on cigarettes or booze, we can tax improvements on land in the Northwest Territories, but in the provinces, they own their resources, so therefore they can generate more money. In the Territories we generate about 20 to 25 per cent of the total amount of money that it cost to run the government in the North. In the provinces it fluctuates between 30, in the case of, say PEI, or 35 in the smaller provinces. All I am saying, is that in doing that, before I can answer the question, you have to understand how the Territorial Government gets its money. So, where the CMHC is involved, CMHC lays down certain rules, policies and procedures, where the territorial government invests its money through the Housing Corporation, sets its own policies, but you can not simply say that, "Yes, we do the same thing as they do all across Canada, or we have our own unique ones." It is not that simply of an answer. The question is complex.

MS CEC McCAULEY: But, can the Northwest Territories housing make the rules for the Territories themselves. If they see that some rules do not work, can they change them?

CHAIRMAN (Mr. McCallum): Not if CMHC is supplying the money. Because, if CMHC supplies the money they set the rules. I will give you a plastic example in relation to housing. The Northwest Territories can sell northern rentals, it cannot sell public housing. The old northern rentals, the territorial government, through its agencies, the corporation, can sell those units. It cannot sell public housing as we know it, and there is a difference between the two kinds of units, because the federal government puts anywhere from 75 to 90 per cent of the money in it. So, the territorial government can make its rules for its own money but it cannot make the rules for the federal money.

MS CEC McCAULEY: So eventually if the government is talking about selling their rentals, is that coming soon?

CHAIRMAN (Mr. McCallum): There is a policy in existence now in this region and in other regions, where you can buy northern rental homes. In fact, it seems to me, that most if not all of the old northern rentals are sold in this town and in other towns. But, they cannot sell public housing because the federal government, inasmuch as it loaned the territorial government the money, they want their money back. They want it paid over 25 or 30 years at whatever the going interest rate is at the present time, which I guess now is about 15 and three-quarters per cent.

MS CEC MCCAULEY: Okay, there is something else that I would like to talk about. I know that Betty Dee has a tough job, and I would not want to have her job, but, I think that there is a lot of communication with the people and the office. Especially when I was the chief, I heard so many complaints and it is unbelievable, not just on the complaints of how they are treated, but also the lack of housing.

What I want to ask and maybe Betty can answer this, is I know that a lot of our people have been thrown out of their houses for not paying rent, and I know that a lot of our people especially the ones that abuse the houses, drink and they do not have the money to go and rent a truck to take their belongings and move them. I have seen it myself where the people were told to move their stuff and if they did not, all their furniture and belongings were thrown outside. I have seen it myself and I have heard a lot of people say that that has happened to them too.

What I want to know is, with all the warehouses that the government has in town here -- I mean there is human decency and we have to treat our fellow men better than that. I think that housing should have the decency or be kind enough to get a truck and move these people's belongings and have a place where they can store it for maybe six months, and then if they do not pick it up, then sell it or throw it in the garbage. But, I do not think that that is very fair. I know that a lot of our people are here and we all know that a lot of our people drink and they abuse the houses, but also a lot of people that have housing are very good people.

A friend of mine by the name of Jane Briere was thrown out of her house or told she had to move. Since then she has moved to Whitehorse and she is a very sick lady and she is one of them. She came to see me and I had a good talk with her and I told her that people take advantage of some of our people that have housing. They are not strong enough to tell their friends, "Now do not break my door or do not break my window or do not bring your liquor here." She was a victim, and the sad part of it was that she was forced to move and she did move to Whitehorse. There are a lot of people like that.

Also, I know this one person who was on the trapline, Jimmy Harrison, and they turned off his power because he did not pay his power bill because he was in the bush and all of his meat went rotten. I just do not think that there is any communication between the two offices. I think that the Inuvik Dene Band should be a liaison between the Housing Corporation and the people and that COPE should do the same for the Inuit people. There is a lack of communications there and we have to start communicating together to settle some of these disputes, because there is nobody to talk to the people, and I do not care what you people say, our people are too shy to go and speak for themselves. So, all we get are the complaints.

Another thing that is a big complaint is when there are too many people in a house, two or three families, they get charged too much. A lot of times our people do not want to bring in their relatives, but what can they do. There is no housing and a lot of our people take in their own relatives, young married people or friends, because there is nowhere else for them to stay and then they get charged for having another family in. Really they do not have the room, and yet they are penalized for that, and I think that if anybody is kind enough to bring another family in because they have no place to stay, they should not be penalized for bringing in somebody else.

Another thing, like I said, there should be an office. Also you were asking this one girl if she applied for housing. I know that you have housing offices here over the drugstore, but it is a known fact that our people will not go there. So, I think that there should be an outreach from each housing corporation into the band and into the COPE office, where our people can feel free to come and ask us questions and we will have all of the answers and applications for them to fill out. I have never been involved with housing myself, but I am trying to buy a house this year, and so I will find out exactly what it is all about.

About empty apartments, and the government houses, about every department having their own houses, right from NCPC to territorial to federal, they all have their own allotted houses. A lot of them sit empty, and I know for sure that those big apartments, the red single staff and the yellow

apartment are sitting half empty year around, but they are allocated to different departments. Why could you not suggest, it is probably impossible because it is government policy, that all housing for federal and territorial government to go under one office and be administered by one secretariat or whatever? Then, if there are too many houses sitting empty, they could be rented out month by month to the ordinary people who are looking for housing. Because, lets face it, we have a lot of young people who are coming up who are married or living together and have to stay home or have to move in with friends and they are just wandering around with no housing. You can build 100 apartments here and fill them up tomorrow. Another thing is I would like Betty Dee to explain what is the scale? I am new to housing, so I would like to know that. That is all I wanted to say.

CHAIRMAN (Mr. McCallum): Before we get into the questions, if you want to talk to the local association, I think that there would be ample time for you to do that, rather than here tonight. I am sure that the local association would be more than open to discuss situations that are there.

MS CEC McCAULEY: But if we made suggestions, would they give it to you. I mean you are here to take suggestions from us.

CHAIRMAN (Mr. McCallum): Yes, we are here to take suggestions, but if you want Betty to explain something, then I think that you should talk to the local association or to Mrs. Dee at that time. I think that you have raised other points that there will be questions on.

MS CEC McCAULEY: Another thing about the lots. Maybe you can do something about the lots. Mr. Dee said that the lots were around \$35,000. I would not give you two cents for a lot here, a piece of muskeg.

CHAIRMAN (Mr. McCallum): Better tell that to the local town council.

MS CEC McCAULEY: No, but it is ridiculous. When the government built Inuvik, they were selling lots here for \$200. We thought that that was too much, and then they went to \$500 and then all of a sudden an assessor came from Yellowknife, and overnight they went to \$6000. So, a bunch of us dum people who did not know, did not buy a bunch of lots. But, people that were in housing, I know a lot of people in government who bought houses, who knew what was coming. I mean, you expect us to buy a lot, a raw piece of land, or just a piece of muskeg for \$15,000 or something. By the time you put the gravel in and all the rest of it, the first board that you put on to build the house, it is already up to \$30,000 or \$35,000. Now who can afford that. I think that the lots should be lower than that, and if the town needs subsidizing, you should make suggestions on that. The lots are too darn high. Especially up here, it is not like up the river where you do not have permafrost. I am telling you, up here we really have the worst of everything.

CHAIRMAN (Mr. McCallum): Do not go away, sit down there. You have been giving us shots, you are going to take some back. One of the first things that you talked about was the business about the individual being removed from their homes. The question was asked by Mrs. Lawrence of the housing association today. Maybe Mrs. Lawrence could explain back to you what occurred. You asked the question of Mrs. Dee about somebody, about their personal belongings. You were given a reply by the association, maybe you would like to send it back.

MRS. LAWRENCE: Mr. Chairman, I would rather someone from the association come up and repeat that, rather than me repeating it.

CHAIRMAN (Mr. McCallum): Well it was a good try, but it did not work. But, from what I understand, it was explained to us today because the question was asked directly of that as well. Another situation that we talked about was the shutting off of power. I do not know who shuts off the power, whether it is the local housing association or whether it is NCPC. I would expect that it would be NCPC rather than the local housing association who controls the power. I think that that is similar to what has gone on in other places. You talked about the penalizing of people when the people take people into their homes. I think that penalizing in a sense that they are assessed by the gross income of the house, if those people are working. If you take somebody into your house to stay for awhile, it is not going to cost you more money, unless, under the present policy, if they are working and they are bringing money into the house.

MS CEC McCAULEY: Well, sometimes they do not have a job, and still their rents go up.

CHAIRMAN (Mr. McCallum): I do not think that their rent goes up just because they are staying. Sam, you had a question?

MR. GARGAN: Thank you, Mr. Chairman. I guess just going a little bit further on what you were saying about people being evicted and their clothes and whatever being thrown in the garbage. Do you think, Ms McCauley, whether the local authority are there for their own convenience, rather than for the convenience of the tenants?

MS CEC McCAULEY: Well they are doing their job but I mean there is a thing called human decency. I have seen it myself, where their couches and everything that they own was on the street, and it was a good thing that it was in the summertime.

MR. GARGAN: Yes, those are the kinds of incidents that I am talking about. We did hear that the housing association did want to do some work on those houses for the people that did get evicted. And that they tell these guys "Look we have to do some work on the houses, take your stuff out by such and such time or else", or whatever actions they want to take. And this is why I am saying that maybe the association is there for their own convenience rather than for the convenience of the evicted tenants.

MS CEC McCAULEY: I wouldn't want to see that. I mean they have a tough job but... You are trying to put me on the spot.

CHAIRMAN (Mr. McCallum): What is fair for the goose is fair for the gander too. Mr. Gargan.

MR. GARGAN: Ms McCauley, the reason why we are on this tour is that presently the corporation and the association is not working to the satisfaction of the people. So, if you want to make the housing association look good then by all means do it, but we are trying to find loop holes that we might be able to crack and if that is one of them, then it should be mentioned. That is all I was saying.

MS CEC McCAULEY: I think you guys should push more for home-ownership. There are a couple of houses in town where they had to put in their sweat I guess for five years and if you do a good job of keeping up the house, they own it.

Another thing I wanted to ask, Mr. McCallum, is did you ever hear of the house that Jerry Cheezie built? He built a house from scratch with electricity, the heat and everything just to see how much it would cost him and he tried to present it to Housing and they refused it and he did it for \$35,000. It was a log house and he cut the logs himself.

CHAIRMAN (Mr. McCallum): I do not know of that one but I know that in Fort Smith it is possible. There are houses that have been built in Fort Smith with logs and locally cut timber, fully furnished three bedroom, living room, kitchen/dining room area, woodstoves for about \$27,000. There are those in Fort Smith now, but it does not cost very much to purchase a lot in Fort Smith as opposed to here nor does it cost as much to transport materials in. There certainly are homes that have been built in Fort Smith for a lot less than \$30,000. I am living in one that I built for a lot less than \$30,000. You say we should be pushing for more home-ownership. What do you mean by home-ownership, Cec?

MS CEC McCAULEY: I always deal with young people and I know a lot of single mothers especially who are hard working and keep a good home and they really would like to start home-ownership. I would myself. I am paying \$1000 a month for rent right now. That is just an example, I am a single parent, I am trying to buy a house and they said I have to put \$500 down and then it goes on my scale of my wages. I think that is terrific. There should be more like that and I was thinking if the government starts selling their rentals, not low rentals but their rentals, if they could make a deal like that with the people. With \$500 down and your wage scale and you upkeep it, these single parents I know would do it. And a lot of young people are hardworking too and they do it. If you could push that.

CHAIRMAN (Mr. McCallum): That is exactly what the government is doing now. You are talking about the rural and remote program -- you put \$500 down, you pay 25 per cent of your salary. Whether you are working or not depends upon and you pay that toward a mortgage. The government as well, with some difficulty here in Inuvik, are making the government employees buy their home after being in the employ of the government for a year. I think it has been extended here for two or three years now. But in other communities, if you are hired by the Government of the Northwest Territories, you can rent government accommodation for one year. After a year you must find your own accommodation and as a result in other communities, for example in Yellowknife, Fort Smith and in Hay River, they are contemplating doing it in Frobisher Bay, they will sell the government accommodations.

I think there has been some reluctance here because of the two unions, the PSA and the NWTTA who wanted it extended for awhile. They as well, sell the northern rentals so that generates home-ownership. There is the other program which is the replacement of the old SSHAGs, the settlement housing allowance grant to what is now called the home assistance program whereby one can get a certain amount of a grant if you supply your equity. There is not too many of them, but there are some of them. I think it is two million dollars that is available this year across the Territories for it. So, I think the government has been attempting to promote home-ownership. But in some cases, it is home-ownership with very little responsibility on the individual. That is a mortgage. Very few people have the amount of money to get mortgages and I know it is difficult here as it must be difficult in most communities to get CMHC or a local lending institution to give you a mortgage amount. CMHC use to have \$25,000 as a mortgage. You gave five per cent of the first \$20,000 and 20 per cent of the next \$5000 as a down payment, \$2000. And then you had 20 or 25 year mortgage.

I was just wondering what you meant by home-ownership. Did you mean home-ownership where you take out a mortgage or do you mean home-ownership where you would get a government grant and it becomes yours?

MS CEC MCCAULEY: It doesn't matter which way as long as you pay and it belongs to you. Then you do not mind putting extra money into it.

CHAIRMAN (Mr. McCallum): Are there other questions? Thank you, Cec.

MR. LYALL TRIMBLE: My name is Lyall Trimble and I live in Inuvik. What I have to say is rather short and brief. I refer to the report of the NWT Council Task Force on Housing in June 1972. I presume that all the committee Members have this report or have seen it. I would certainly hope that you have this report.

My suggestion is that you dig out these reports and dust them off, revise the figures in it and implement it. I was a Member of this task force and 12 years later now, I still support what was recommended by this task force that was set up by your Legislature.

Basically this task force recommended a home-ownership incentive program as the primary means of resolving housing problems in the Northwest Territories. It recommended that the rental program continue but to supplement the housing program for those who were not in a position to have their own home. Today it seems to me the emphasis is on a rental program and little programs here and there to supplement that by home-ownership on behalf of a few who may be lucky enough to qualify or get accepted.

The only aspect of this report that I have since had reservations about, seems to me it would be the only part that was implemented, and that is the establishment of the NWT Housing Corporation. The concept was that the corporation would be established to implement the policy. The Housing Corporation was established and it seems to me that that was the end of the policy, they went about doing what they wanted to do. And what the NWT Council did in the interim, I am not sure.

I suggest to you, that you dig out this report, study it and revise the figures and try to implement it. I will read just a few sections of this report, it says: In putting forth these recommendations, the task force emphasizes that any programs developed must be based upon making available, the opportunity a method through which an individual may own his home rather than being locked into a rental program. Because of the extremely high costs of construction and transportation experienced in the North, a grant to offset a portion of this added expense is a necessary ingredient of a program to complement home-ownership. The task force also stresses that the equalization of services and utility costs to the consumer is the keystone toward home-ownership in most northern communities.

Basically there were two main concepts toward home-ownership. First of all that there would be a grant available to everyone in the NWT. Not to a selected few who can meet a certain criteria and then if they happen to be selected, for whatever number was available to that given community. I looked into this personally, a couple years or so ago with the idea of building a house and finally gave up in frustration. Everytime I inquired I got different answers or uncertainties where we have to find out and we will let you know. And then they came up with policies of building houses and dictating to people what kind of a house you can go into. And now it seems to me the program they have toward home-ownership is actually building the house. They say "Here it is, if you want to fit into our program". Whereas I think most people in the North want to have something to do with the design and the building of their own house and the locating of that house.

I like to think that there is still enough individuals around who want an individual approach to home-ownership. So the concept there was that there would be a grant available to everyone who wanted to get their own house whether they were going to build it or to buy one that presently existed. Whether it was a new house that they were buying or whether it was a used house. That grant was based on 50 per cent of the value of the house up to a maximum of \$5,000. It was based on the value of homes in 1972 between \$10,000 and \$15,000 where the maximum grant would apply and I suggest that in 1984-85, we would have to multiply those figures by about three, which would put the average home between \$30,000 to \$45,000. Up to the \$10,000, it was a 50 per cent grant, the maximum was 50 and after that the \$15,000 value of a home the grant declined to \$20,000, at which time the grant no longer applied.

(Meeting interrupted by power outage at this point)

...person. If someone was able to build a miniature palace as one might consider it in Inuvik or northern communities, well then they were able to take care of themselves and did not fit under the program. If that was multiplied by three then the maximum would be a \$60,000 home after which there would be no grant and the maximum grant would apply between say \$30,000 and \$45,000. As I say, this would be available to anybody without a criteria that would leave people frustrated and giving up because they don't know if they are going to qualify or whether they will be one selected on the group that were waiting and so forth.

Another part of the report was that in order to make home-ownership possible, that there should be a subsidization in northern communities of the cost of services, i.e. electricity and heat to subsidize at a base rate. And I believe the concept at that time was the base rate would be about that in the southern Mackenzie and in the farther north bases especially in the High Arctic, where the costs are very high, that cost above that base rate would be subsidized. And it was worked out by the staff at that time, that the end result would be that the government would be saving money. There would be less money spent under this program than what there was under the existing rental programs and government staff programs.

One of the interesting aspects of this report was that in the average government home there was 16,000 kilowatts of power used when the government was paying the bill. The comparable home when the home-owner was paying the bill there was about 9000 kilowatts of power being used. And I think that criteria still stands. If the people were paying for their own services there would be much less energy consumed. At the same time, in order to make it feasible for a lot of the people, I think it is important that there be a subsidization program. But whether or not a subsidization program can be implemented because I imagine this involves the senior government smiling down upon you, I still think there should be a home-ownership incentive program designed to provide grants to people who are prepared to build their own home. I do not think the existing programs are being all that effective. I have tried to look into them and have given up in frustration because I do not understand what is going on. And if after spending 11 years on the Legislature that you fellows are now sitting on, and I can't understand it, I don't think there is too many people who can. It is too complicated and it is not working. We need something that is simple, something that people can understand, can know whether or not they qualify and can get it. And if they decide to build their own house, they know that when they go ahead, there is a grant available for them. That is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you very much, Lyall. We do have copies of that report. You answered the first question that I had, what figure would you use to upgrade the recommendations report and you said three times.

MR. LYALL TRIMBLE: As it applies to Inuvik anyway, I am not sure about other places in the North. In this Delta area I would say three times.

CHAIRMAN (Mr. McCallum): I think that may be given that it may not cost you as much to build in another more southerly location but that multiple could be used regardless because it may not be something that cost you \$50,000 here may only cost you a portion of that down there. But prices have gone up in the 12 years.

I think one of things that prompted Mr. Pudluk to move the motion to get something done was that there has never been any kind of real hard look at the rationale for setting up the Housing Corporation in the 10 years that it has been in existence. There has never been a study done of a) the corporation, and b) the report itself. And I think that is one of things, as I recall, that Mr. Pudluk did mention when he was talking to the motion that he proposed in the first place, which is the reason I guess, we are around.

MR. GARGAN: Mr. Trimble, in other jurisdictions it has been proven that the grant and aid type of a system is the least expensive than the present system that is now in existence. Do you think that the Housing Corporation, as it now exists, should be just a funding agency and you leave the local association, for example, take the responsibility of tendering out the type of design that is required for that particular community rather than it being, for example, right now the association has a rehab program. Fort Norman is getting the same type of rehab and houses as they do in Tuktoyaktuk. The thing is that in Fort Norman they are not having as many problems with their rehab as they are in Tuk where there is a lot of freezing and things like that happening. They also have hot water heating systems and it is ridiculous that they should implement that type of heating system up here with the kinds of weather we get up there. I don't whether they have a good handle on the local issues and the type of environment terrain there are in.

My question is whether the corporation should be just a funding agency. Like you said there should be more grants and it should be to everybody and not just a chosen few.

MR. LYALL TRIMBLE: I believe the Housing Corporation should be a basic administration and as you put it, a funding organization to administer the funding, etc. I do not believe the Housing Corporation should be as they presently are designing the houses that will qualify for home-ownership assistance. I believe under the HAP program they even provide the package and materials that will be available for that house. I think they should be basically providing the grant. I think the individual or a group in the community, the housing association could also be involved but I think it should be mostly on individual basis, should be able to design the type of house they want, the type of materials they want to build that house with, within acceptable building codes, etc. But I do not think the Housing Corporation should be designing the houses and dictating to the people what size and floor plan a house should be or where in the town that house should be located, etc.

MR. GARGAN: Thank you, Mr. Trimble. My other question is with regard to grants being available to everybody. But I guess on the same token too, the person that is going to be getting the grants should be doing some of the initiatives in getting that grant. For example, they should be hunting around, maybe in southern markets, if that is where it is the least cheapest but they should do their part too.

MR. LYALL TRIMBLE: I would think that the grant should be something that would be given out as the house is being built. As the housing task force report suggested the maximum would be 50 per cent and the individual would be responsible for putting up at least 50 per cent of the cost of that house or sweat equity if he was going to build a log house, getting his own logs. Certainly the initiative should be on the individual. I think for too long, government has been giving to those who were prepared to sit down and holding back from those who are prepared to show initiative and do something for themselves. And I think that trend has to be reversed.

CHAIRMAN (Mr. McCallum): Thank you. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Lyall, I kept one of those reports as a souvenir for myself too. I think Lyall, the only recommendation you missed in that report when it was done up and there were others on that task force that I knew rather well, you missed setting up an implementation group afterwards and I would hope that we would not be a miss in this. An efficient home-ownership program that was suggested in there, and I agree with that 100 per cent, does not require a very large organization. I think part of the problem we have today is precisely because we left the Housing Corporation with no political overseer and as happens with government always we start building empires and we start designing houses and we start getting involved in anything that will increase the size of the administrative structure and we pretty soon end up with a program where the delivery costs exceed the value of what we delivered.

The formula for updating the figures I think could quite easily be arrived at and we have heard the sentiment that you expressed for home-ownership, certainly through the valley here, in almost every community. Not so much in the Eastern Arctic, of course, because the general public with all government reports, recommendations, do not usually read them and this one is getting quite old anyhow. So, unless the program of subsidization of utilities is brought in, a couple of times in the East it was mentioned what the people think or if such a subsidization program was in effect, I think it could work throughout the NWT. But I think the one thing we must ensure is whatever recommendations we come out with at the end of this, we must set up some little committee of the Legislature which will oversee and ensure that our recommendations are implemented.

MR. LYALL TRIMBLE: I certainly support that suggestion because as you say there was no body set up to see that the recommendations were carried out. The concept of the task force at the time was that the Housing Corporation would be that body and carry it out but instead the Housing Corporation became an empire onto itself and the recommendations went by the wayside.

CHAIRMAN (Mr. McCallum): Thank you. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to comment on Mr. Trimble's concerns. I like the approach, it sounds easy enough for any corporation of government to understand but trust them to screw it up.

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CHAIRMAN (Mr. McCallum): Are there any further questions of Mr. Trimble? Lyall, I did not get a chance to thank you for your presentation. Thank you very kindly. I know full well of your interest and concern in housing, going back some years. I would hope that we very well may be able to brush off the 1972 report, update it and pick some things that may be pertinent to this years housing situation. I thank you very kindly for your remarks. Are there further comments on housing from anybody?

MS BETTY DEE: Mr. Chairman, I am Betty Dee, secretary manager for Inuvik Housing Association. There are several things that have come to mind while I have been sitting here listening tonight with regard to the Inuvik Housing Association. There are several things that have come to mind while I have been sitting here listening to the Assembly tonight with regards to the Inuvik Housing Association. One of the main things is the lack of communication and I, unfortunately, do not have the answer to that. Whether the committee can come up with an answer or a recommendation so be it, we do everything in our power that we can.

But, the concerns that I would like to address to the committee are the lack of housing. In Inuvik, we are having a nine-plex, six-plex and a three-plex built. Now these are going to be one family, or one bedroom units, based on market rent. This is not going to solve the problem of the young families just starting out, the husband's and wives that are looking to having families, because they are not going to be able to afford it. If they are looking at market rents in Inuvik, you are looking at around maybe \$1000, \$1100, \$1200 per month for a one bedroom unit.

Another concern that I have is that my tax payers dollars is being wasted by duplication of services between the housing association and the Housing Corporation. In the position that I am in, we are requested to give the corporation a great deal of information when it come to EOM funding. Then, that information that we give them, that we spend days and days and days on, goes to Yellowknife and they duplicate the same things that we have already given them. We have said that we need equipment, and we search out the best price and the best equipment that we can possibly get, the best dollar value that we can possibly get, we know exactly what is required for us, the corporation is good enough to say, "Fine, we will get you that equipment." But, then it has to go to Yellowknife and the Yellowknife Housing Corporation purchasing department goes out and finds the best price that they can get. So, we are duplicating services, which is wasting my taxpayers dollar. Now that I am a home-owner in Inuvik, I feel that very strongly, and I think that everybody should. That it is not just my tax dollar, but it is everybody that is here, their tax dollars are being wasted.

Another example, is in the administration of the association and the corporation work orders that come in for our maintenance department. I have to have the maintenance forman check those work orders, I have to check those work orders, they have to go to the corporation to be checked. Well what are we administering if we are not doing our job. It is a duplication of services and I am very annoyed with this. My board knows how I feel, so I am not speaking behind their back. However, they said, "Do it", so we do it.

The other thing is in the land that has been purchased by the corporation for these home-ownership units and for these nine-plexes. I think that an investigation should be made into that. My taxpayers dollar has been wasted greatly, in the fact that they had to split up one nine-plex because they could not come to an agreement over \$5000 on the purchase of land. Now, it had nothing to do with me. I know that because I was told by the person who was selling the land. It has got nothing to do with me except that as a taxpayer my dollars are being wasted. For this, I am very upset, and I hope that the committee will look into this and find out why it is happening.

MRS. LAWRENCE: Mrs. Dee, are these nine-plexes that are coming up are owned by the Housing Corporation?

MRS. BETTY DEE: Correct.

MRS. LAWRENCE: I thought they had a policy implemented already on that 25 per cent rent base? Are you telling us now that they are not doing that, but going by the market rent?

MRS. BETTY DEE: It is my understanding from the district manager, that when these nine-plexes are built, the initial allocation of them will be done by the housing association. After that they will be allocated by a committee of people that are in those houses. That they are not public housing, that they are going to be strictly on a market rental scale. So that those people who, say you have people working for the oil companies and can afford that rent, will be the ones that will get in there. Now I am not allocating that the housing association should look after those units, far from it. We have more than we can handle now. But, I do not think that for the waiting list that we have in singles apartments and for young couples, because our board does not allocate a single dwelling to just a couple, because we have too many families waiting for these units. I do not feel that these people that are on our list are going to be able to afford this market rent.

MRS. LAWRENCE: So, you are telling us now that the Inuvik Housing Association will not be looking after these apartments that will be coming up, but there will be another committee established to look after that?

MRS. BETTY DEE: It will be a committee of the tenants that are living in those units that will look after them. Looking after them may be the wrong word. When I say look after them, I am talking about allocating units that come empty. The person that is going to look after them is apparently, a superintendent is going to get one apartment in each unit, that is my understanding, that they will hire a caretaker and a maintenance person in that unit to look after that unit. But the allocating of it will be done by a committee set up of those people that are in those units.

CHAIRMAN (Mr. McCallum): Other questions of Mrs. Dee? Sam.

MR. GARGAN: Thank you, Mr. Chairman. Mrs. Dee, you mentioned about duplication of services. In your opinion, what do you think the role of the association should be, the role of the district corporation should be, and the role of the headquarters should be?

MRS. DEE: Well, I think we have a triple duplication of services, and one body has to be eliminated. Be it the housing association, the corporation at the district office or the corporation in Yellowknife. Someone has to be eliminated, because there are duplication of services all the way down the line. The way I could see it running would be similar to a property manager in the South. A property manager in the South is hired to look after a building. They have guidelines to follow, those guidelines are in black and white, they say here is the money that you administer this building, you collect your rents, you look after the building, we do not want to bother with you the rest of the time. But, that is not the case with the corporation, district, headquarters and the associations. It just does not happen that way.

MR. GARGAN: What do you think the role of the local association should be?

MRS. BETTY DEE: The role of the associations as it stands now, is to manage the property for the corporation, and if we are to be true property managers and the board set up amongst the tenants as they are, then the intervention of the corporation at one level, must cease.

MR. GARGAN: Do you think that the district office here in Inuvik should be more of a funding agency?

MRS. BETTY DEE: The technical advice that is required -- the housing maintenance servicemen trade in this area is perhaps more sophisticated than in some of the smaller communities. So I would hate to say that the district office should be eliminated, because I feel that the other communities really need them more than we do. As I say, I think that one of them has to be eliminated, and to be quite honest, I think it should be headquarters. I think a district office, so that you have the continuity between the district office and your settlements, is required, but I honestly do not believe that headquarters is. I know that the board of directors are because they must give the direction to the corporation.

MR. GARGAN: The committee has seen the operation of the association and the corporation for about 10 years now. They know where all the loop holes are now and they know how to improve those loop holes. In a lot of the communities that we have gone to, the associations are saying that they want more control, to the extent that some committees would not sign the agreements between the corporations and the associations, because there is too much control at the district level. The committees are saying, "We know what the situations are, we know the types of designs that are more reasonable to the environment and the community." I guess this is basically why that the district office should be more of a funding agency rather than anything else. Leave the committees to do their part as far as housing incentive goes. Because right now the incentive is not really there for people to go beyond saying to the district office, "Now this is how much housing we require." The district office basically just designates whatever they feel the amount that they get, the type of design, and that is sort of controlled by the district office right now.

On the other hand, the associations are sort of sitting back and waiting for those houses, they allocate them and there, that is it. I guess I am more or less trying to get more incentive on the part of the corporation to do their part with regard to getting contractors, the type of designs that they want and be able to implement.

MRS. BETTY DEE: I think the local associations in Inuvik district in the past two years have been given the opportunity to give their two cents worth. But, the design has always come down from the corporation, they say, "Here is the design, and what do you think of it?" Well, the majority of people on boards at the association level, I would say that 75 per cent of them do not know how to read a blue print, I mean it has only been in the last four years that I know how to read a blue print. I think that this is a big problem, is that it is a lack of knowledge, so somebody has got to be able to do it. Now you can tell the corporation that you would like to have a six room house, three of those rooms being bedrooms, a living room, kitchen, bathroom and maybe a utility room. But would you be able to sit down and design that house and say that this is what I want? But I think that if they had the proper people at the district level, that we would eliminate the lack of communication that we have now between district, Yellowknife and association. This is where the big problems run in, because there is a duplication of services because there is a lack of communication, is part of it.

So, what I am getting from this, is that you are trying to ask me, who do I think should go. Well, I think that it is Yellowknife that should go. I think it is the centre. The whole idea, I felt, is getting the local people involved, and having things governed by the people, and you cannot do that with headquarters in Yellowknife.

MR. GARGAN: Well, I do not know. I guess as far as reading blueprints, it just takes common sense. Mr. Trimble was the one that mentioned the government taking over the grants and that sort of thing. I agree with what Mr. Trimble said, so maybe doing away with the corporation in Yellowknife is what you are referring to, maybe putting it under the aegis of the government?

MRS. BETTY DEE: As I say, there is too much duplication of services, through the corporation, through the territorial government, through the federal government. You have the same information available at all those levels, and why? It is our taxpayers dollars that are being wasted, and yet our funding comes from the same darn place. It comes from the territorial and federal government.

I must admit that I do use the resources from both the territorial and federal government on occasion, and we also borrow supplies from them when there is none in town. They are very good that way with us, but then that is only because we are in Inuvik and they are here. But what happens to the poor people out in the settlements, they do not have those resources to go to. So I do not know if that is the solution, putting it under the territorial government. Myself, I think no, I think it should be all at the district office, at the district level. If you want to take the district level and put it with the territorial government and eliminate more services, then great, let us save on dollars, and then maybe we can get more houses repaired.

CHAIRMAN (Mr. McCallum): Eliza.

MRS. LAWRENCE: I agree with Mrs. Dee that the corporation should not exist in Yellowknife, because the service that has been delivered in the communities has been very limited and it is not doing what it is supposed to be doing, and there is a big corporation existing in Yellowknife. That will be recorded and will be put into our recommendations as well. Thank you.

CHAIRMAN (Mr. McCallum): We will hold you to that position.

MRS. LAWRENCE: I take full responsibility.

CHAIRMAN (Mr. McCallum): Any other comments?

MRS. BETTY DEE: I would just like to say thank you to the committee for giving all of us the opportunity to speaking to you. It is much appreciated, even though we do seem to have a bit of apathy in Inuvik, it really is not here it is a division of loyalties as to where you put your meetings first. Thank you.

CHAIRMAN (Mr. McCallum): Thank you. Are there further comments?

MS VIVIAN HUNTER: My name is Vivian Hunter. I would like to point out some of the people that are being put in the old folks home that do not want to go in there because they are treated just like little children. They have applied for regular housing and they are told that they should go into the old folks home. They feel that they could function well on their own, and I believe that they could. But then they are requested to wait for a room in the old folks home.

Then there is a big build-up of arrears and the people get asked to move out, and then our department becomes involved, which is Social Services. In a lot of cases, we would probably not even be involved if they were not evicted, but because of their children, we become involved. I do not know why they allow them to have such an arrears build-up, and then they are all of a sudden requested to come up with \$2000, \$3000.

CHAIRMAN (McCallum): Vivian, could I just ask a question in return of you. Rather than having the arrears build up, as you put it, when would you take steps? How long would you let it pass? When would you take steps to do something about it?

MS VIVIAN HUNTER: Well, I think that if they sent them a notice and then take into account that there are some tenants that do not know how to read, or that read at a grade three level, that there should be someone that could go around, surely they must have enough bodies that float around in the committee, that could go around and explain to the people how much they owe. But instead they wait until the arrears build up to \$3000, \$4000 or \$5000, and then say, "Well, go over to Social Services, and they will be able to help you."

CHAIRMAN (Mr. McCallum): Just to follow along with that, do you think that Social Services has a role to play, if and when a tenant is not able to make the payment?

MS VIVIAN HUNTER: Yes, but then we do have our guidelines that we have to follow too. At times we have a whole ring of papers that we have to fill out and then we have to get our supervisors okay, then we have to go to our superintendent, who in turn has to go through I do not know how many other people before it goes down to headquarters. Then they finally say, "Okay, pay the arrears."

CHAIRMAN (Mr. McCallum): It sounds like the Housing Corporation all over again. Too much red tape and too many things going on. This whole business of arrears -- it has been suggested to us that the Housing Corporation or the government should be responsible for making monies available for helping people build their own homes or to get a home.

But that the Housing Corporation should not be the social conscience, as it were, of the community. That Social Services has a role to play as does Education and as does various other organizations in the community to help people if it becomes a social problem. That is, one is not able to look after the rent, that Social Services should play a role in it.

This whole question of arrears, as it was explained to us, that there is a process by which one goes -- that the housing association goes through, it may be that it is not verbal, it may be through a written word, and maybe there is a difficulty there, as you suggested. But, there is a process whereby one goes through before the accumulation of a great amount of arrears. I think that that is true, to expect anybody to have \$3000, \$4000, \$5000 if that is the extent of the

arrears, in fluid assets to be able to shell it out in one term. It would seem to me that you would expect them to be able to pay a great more amount of rent than they would have been charged in the first place. So it is a question of when you take the steps to collect the arrears and if one isn't able to pay it then who should be helping the individual pay it. Social assistance has to play a role and if it is that difficult to get social assistance in this town then maybe that needs a little streamlining too.

On the business of senior citizens, I guess to a great extent, that has always been a difficulty with people. Because one becomes old does not necessarily mean that one should be put in another institution, which is a senior citizen home. I think people have a right to some dignity if they want to live on their own. On the other hand you have a number of people who would wish to go into senior citizens homes too.

MS VIVIAN HUNTER: But then they do not want to be treated like little children. And there is some that do not want to come forward because they are afraid they are going to be turned down for a house. They just take whatever is given to them and yet that is not the place that they want to be in.

CHAIRMAN (Mr. McCallum): I agree, we have heard it, that a lot of elders of the communities would much rather live in their own homes rather than to live in another.

MS VIVIAN HUNTER: But they seem to get herded into the old folks homes without wanting to be there.

CHAIRMAN (Mr. McCallum): I think the suggestion that you make that steps should be taken to at least verbalize with them rather than to say it by word of mouth, because there is a lack of understanding of the language. Does anybody have any questions of Vivian? Sam.

MR. GARGAN: Thank you, Mr. Chairman. Vivian, correct me if I am wrong, but I thought that it was the responsibility of Social Services to provide.

MS VIVIAN HUNTER: Yes, it is, but then if there are earning money, we can supplement them. But if they are making too much, they cannot fit into it. Then we have to sort of fudge to make them qualify.

MR. GARGAN: Actually I was referring to the accommodations.

MS VIVIAN HUNTER: Well, we do not have any accommodations to give anyone. We can help them with the rent.

MR. GARGAN: But, is it not the responsibility of Social Services to -- for example, in Hay River on the reserve, Social Services is there and is helping with the band council to come up with a proposal for a senior citizens home or something like that. That is what I was referring to. If there is enough senior citizens in the community that require accommodations, what the department should be looking at is more accommodations for these people, and submitting a proposal to the local association.

MS VIVIAN HUNTER: But, what I am saying is that they do not want to be stuck in the old folks home. They want to be able to live within the community. To rent accommodations just like everybody else.

MR. GARGAN: Well, yes, this is what I am trying to get at.

MS VIVIAN HUNTER: But then we do not provide funds or we do not request for funds to build houses for them.

CHAIRMAN (Mr. McCallum): Only in the case of senior citizens homes, they do.

MS VIVIAN HUNTER: That is right, but those are not the homes that they want to be in.

CHAIRMAN (Mr. McCallum): That is right. Social Services uses the housing corporation as a vehicle by which Social Services can get money from CMHC to build senior citizens homes. That is the only role that the housing corporation plays with it. But Social Services does not have the

responsibility of providing individual or duplex or triplex accommodation for senior citizens, they do not. Duplexes, single units or multi units are the responsibility of the housing corporation. It is the responsibility of Social Services to get senior citizens homes, at the present time.

MR. GARGAN: How much are the senior citizens paying right now?

MS VIVIAN HUNTER: I have no idea.

A SPEAKER (Female): Thirty two dollars a month.

MR. GARGAN: They are all paying that are they not? It is hard to understand how they could get into arrear that much.

MS VIVIAN HUNTER: Well, it is not really the senior citizens that have a lot of arrears, it is the people that are in public housing. Those are the ones that either do not want to come in and request help from our department, that their arrears get so high that they have no other place to turn to except our department. But that is not where they want to be either.

CHAIRMAN (Mr. McCallum): Are there further questions? Thank you very much Vivian. Are there further comments from anybody? Well, I would like to take this opportunity to thank those of you who have stuck it out here. If there are others, or those of you who would like to provide us with additional comments or suggestions, or if you would put them in writing and send them to us. There are brochures that I think that Penny has in the back that you can get with an address on it, to accommodate those written submissions that you may have.

I want to indicate to you -- I am sorry that the gentleman who was here in the beginning, is not here now -- but, I want to assure those of you who are here, that we are not naive, and we are not sitting on our collective or individual butts doing nothing about it. We take the responsibility that has been given to us by our colleagues in the Legislature -- to do something about housing. Because, I think individually and collectively we think that people have a right to a home and not just a shelter. I think that there is a great difference between the two. We believe that government, in some way or other, together with individual or a collection of individuals, can bring this goal to fruition, that people should have a home.

So, I want to assure you that what has been said has been recorded, that we as a group sit down and discuss what has been said and presented to us by individuals, and we will go through those things, no matter where we visit to try and ream what we think are the pertinent things. At no time, by the same token, I do not want you to be under any illusions, that anybody, or we especially, are going to solve all the problems of housing to the individual's satisfaction. We will hope to be able to have a good batting average out of it, but we are not going to bat 1000.

We will expect that we will be able to bring forth certain recommendations that will help the housing situation, but we are not going to satisfy everybody. Everybody is a unique individual under themselves. Each has his or her own ideas of what he or she should aspire to. We want to be in a position, as far as government is concerned to make the best possible use of public funds to bring about a situation that will help people in housing. We recognize that there is a shortage of housing in every community in the Territories. You are not unique. There has not been one community that we have visited that has not said, "Hey, we have have a shortage of housing, we have 15 people, extended families, in a home." It is not right from the perspective of the senior parents and from the perspective of the newlyweds with their younger children.

So, what we are trying to do, is to get around and listen to what people have to say. Again, I want to thank you very much for your patience. I know that it seems rather weird to have a group of people coming in to you that you can talk to, and you do not get any answers. We hope that we will be able to give you the answers in a report. So, again, on behalf of the committee, thank you very much for coming out. We hope that we will be able to satisfy you to some extent. Again, thank you very much.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

AKLAVIK, JULY 17, 1984

CHAIRMAN (Mr. McCallum): Ladies and gentlemen, we will now begin the meeting. I apologize for being a little late and I would like to thank the people for holding off the bingo until we are finished here or at least until 9:00 p.m.

Perhaps I should tell you who we are, why we are here, where we have been and where we hope to go and tell you how things hopefully will go this evening. We are a group of MLAs from the Legislative Assembly of the Northwest Territories. My name is Arnold McCallum and I represent Slave River and I live in Fort Smith; to my right is Mr. Red Pedersen who is the Member for Kitikmeot West and he lives in Coppermine; Mr. Sam Gargan who is the MLA for Del Char and he lives in Fort Providence; Mr. Michael Angottitauruq is the MLA for Kitikmeot East and he lives in Gjoa Haven. There are six other Members of this committee, either full time or substitute.

We started this tour with eight Members but four Members were called back because of other commitments that they have. We have been to Colville Lake, Fort Good Hope, Norman Wells, Fort Franklin, Fort Norman, Tuktoyaktuk and last night we were in Inuvik.

We are here to listen to the concerns and hear comments from residents of Aklavik about housing, any and all aspects of housing. We are primarily concerned with the supply of housing, the delivery of the housing units and the allocation of those housing units to people within the community, but there are other aspects to housing that you may want to make comments on and we would welcome hearing those comments. We would welcome hearing any concern you may have about housing.

We have received invitations to go to at least 30 more communities throughout the Northwest Territories. We intend to make other trips that will take us to these communities, specifically in the area around Great Slave Lake, in the Keewatin and in the Kitikmeot Region. We will also be doing what may be called the southern part of the Mackenzie Valley, Fort Simpson, Nahanni, smaller places like Liard.

All our proceedings are recorded and from those recordings we make transcripts of them. We have instantaneous translation so that you may hear it in English, you may hear it in Loucheux if it is necessary because of Mr. Sittichinli and in the Inuit language here with Robert Kuptanz from Holman Island. We have other Members of our committee who travel with us, we have two ladies from the Eastern Arctic, Malli and Erica and it will not be necessary to use their translation services here tonight but they have been with us. We also have our co-ordinator, Penny Aumond and we have Chris who is our technician, that travels with us as well. I want to apologize first and foremost for not having the other Members but it was impossible for the other Members to remain, they were called away because of other commitments.

If you have a comment to make to us, I would ask you to come forward to this table, indicate your name and then indicate your concerns to us. Some of you may have these little receivers which allows you to get the translation. I would ask you if you have one, when the meeting is over to simply leave them on the chairs. It may be that our translation in Loucheux will be not so much instantaneous, it may be that there are words spoken in English and Mr. Sittichinli will deal with it in Loucheux so it may be necessary for us to slow you down when you make the comments in English.

I want to emphasize to you that we are not with the Housing Corporation. We do not have any answers for you regarding any questions or concerns. What we are looking for is to hear those concerns from you. We are not with the government. The government is the group of Ministers who have responsibilities for various departments. We are a group of MLAs and we will make a report to the Legislature in November of our findings of what we have heard and quite possibly we may make

some recommendations. Because there are 10 of us at one time or another involved, it means we require about four more MLAs to make a motion to get the government to do something about it. Any changes that we deem will be necessary.

You undoubtedly will raise some concerns and questions that we will not make recommendations on because they may be local and not general in nature. In other words we are not going to bat a 1000, we are not going to satisfy everybody. We hope that with our recommendations either now or in November or later on, that we will satisfy the majority of people in the Northwest Territories about housing problems that are existent.

I think it is noteworthy because we have heard it from other communities, it may not have as much application tonight but when we had eight Members in some of the communities, the community people indicated it was the first time they had ever seen so many MLAs together to listen to concerns. You may get a Member or a Minister, but rarely do you get a large number at a public meeting and so for that reason you have the opportunity to speak to us openly and frankly. I know there may be some concern of people who may have a reluctance to come forward to say something because they may be in arrears to the local housing association and you may feel a little uncomfortable saying things. At the same time the housing association may feel a little uncomfortable because they are responsible to the district office in Inuvik. Let me put you at ease on that. Nobody is going to take exception to your remarks, least of all not us. And if there are people who work with the housing association that would like to talk about the housing association and you think it is a common concern, do not be hesitant on that account either because if anybody does get any feedback of saying something when they work for the housing and they may feel fear in losing a job. I wish you would let me know, because we will make sure that you do not lose your job.

With those few remarks, I would like to open the meeting. If there are comments from other Members of this committee, I would ask them to come forward now. If not, then we will go and open the meeting to you, the citizens of Aklavik to tell us your concerns. Mr. Angottitaurug.

MR. ANGOTTITAUUG: Thank you, Mr. Chairman. It is good to be in the communities listening to the concerns of the people on housing. Our co-chairman explained everything but I just wanted to say a few things. First of all, you have a very good coffee shop, it got me so full that I am hot now. Cheap too, that is why I got so full.

There are many problems on housing and we would like to hear them. We have already been to a lot of places in the Territories and we still have quite a few places to go yet. I know how hard it is to talk about your association but there are problems in housing, we all know that and we would like to hear them and we will try to do something when it is time for us to make our report. That is about all I have to say and I would like to hear your comments as an MLA and as a Member of the Special Committee on Housing.

CHAIRMAN (Mr. McCallum): Thank you very much, Michael. With that then, I will ask anybody to come forward and to indicate their concerns that they may have about housing.

MR. GARGAN: Mr. Chairman, ladies and gentlemen. My name is Sam Gargan. The Dene communities in the Inuvik Region that we have been to, the type of concerns that were expressed by the people went all the way from the type of rental scale that should be implemented, the type of houses that they would like to see, whether there should be more home-ownership or more public housing. Whether they should be buying northern rental houses, the roles and responsibilities that the local association should have with regard to houses, whether they should leave the responsibility of the design, the contracting out, under the control of the hamlet or band council. What kind of a role should the district office play as far as the associations are concerned, whether it should be an administrative body or just a funding agency. Those are the types of concerns that we would like to hear.

As you know the MLA for this area is Richard Nerysoo, who is the Leader of the House and certainly the kinds of concerns that you express here, he will pretty well have to support the committee in their recommendations. I would encourage you to come up and voice your concerns so he will be aware of your problems too. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Sam. I know it is going to be difficult but somebody should lead it off.

MR. CHARLIE FURLONG: Good evening. My name is Charlie Furlong and I represent the Dene/Metis Council of Aklavik. We briefly discussed some concerns that we the council thought should be brought up to this committee tonight. We would also like to stress that our concerns with housing in Aklavik is not directed at the local housing association because as well all know they are guided by the rules of the Housing Corporation and as long as I have known the housing association, we have never had any say in changing those rules.

One of the things that we discussed was the programs that Housing Corporation has to deliver to the communities. We found that there was absolutely no information going out to the public other than the regional Housing Corporation or their affiliated housing associations. So we felt that perhaps for the Delta Region, it being so far from Yellowknife where everything is conducted from, that community workshops on housing programs and probably long-term planning should be done with the local housing association, the Dene/Metis Council and the hamlet, all in attendance. Because we all at one time have to deal with the type of housing and the land that is being administered to this town.

It was also felt that the NWT Housing Corporation should reconstruct its board of directors and also their meetings to be more representative in the regions concerned. It was felt that housing is a social problem and with experience with alcohol and drugs, it has been experienced by many that these kinds of problems cannot be dealt with at a territorial level. We have always said that problems such as housing, alcohol and drugs, is a community problem and should be approached as such.

I know that the NWT Housing Corporation board of directors is pretty well known. Perhaps the NWT Housing Corporation can reconstruct its board so that all the regions can be properly represented and that these board members can in turn give the information and minutes of their meetings to the regional office.

It was also felt that delivery of the home-ownership program should be regionalized. Home-ownership programs that now exist are pretty well administered to Yellowknife and the communities in this area being so far away, we find it hard to actually work with them. It was felt that home-ownership programs should be delivered at a regional basis or at a community basis with a local organization as a pilot project. It has been the wish of the Dene/Metis Council that all through the Mackenzie Valley there are band councils that do own certain packages of land within the community, that has been set aside for their use by the Department of Indian Affairs. And since land is always the problem in any housing project in the communities, we felt that band councils that were equipped or felt that they could handle such a pilot project should be given the chance to develop the home-ownership package or whatever type of renovation programs that they have on band land. We felt that these programs being implemented either at a regional level or at a community level would be more effective than it is now, when it is being done through the territorial level.

These are the concerns that we felt now exist with the Housing Corporation and as far as the local housing problems we feel they do not have that much say in what goes on because all these policies are directed from the territorial government and its board, so really our concerns are not aimed at them at all. Thank you.

CHAIRMAN (Mr. McCallum): Thank you very much, Charlie. If wonder if you do not mind would you stay there because we may have some questions to ask of you. I think you listed four things. There is very little information about programs coming to people in the community therefore you are suggesting that there should be community workshops set up by either the region or district. You talked about the board of directors, that they should be regionally appointed -- people do not know who is on it so that they may be able to pass some information on as well. You were talking about the delivery of homes that it should be done regionally, not through headquarters and that if it can be done in a community then the band stand ready to take it over.

MR. CHARLIE FURLONG: Yes, the band has access to land within a lot of communities down the Mackenzie Valley, so they are in the best position to deliver home-ownership programs. The other concern I forgot to mention was the council also recommended that if such programs should be implemented into a community or region that people be given the chance to develop their own style of housing and how they want them constructed. I think this is something that is going to be requested more and more because of people thinking more of home-ownership.

CHAIRMAN (Mr. McCallum): I am not trying to put words into your mouth but maybe where they are located as well? Not just the design but the location in a community as well?

MR. CHARLIE FURLONG: Yes. Where they are located as well.

CHAIRMAN (Mr. McCallum): Do Members of the committee have questions to ask of Mr. Furlong? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mr. Furlong, you did mention that the home ownership program should be a pilot project. What do you mean by that?

MR. CHARLIE FURLONG: What I meant by that is for example, if the Aklavik Dene/Metis association were given moneys to develop a home-ownership package, then we would deal directly with CMHC or the NWT Housing Corporation say okay we are going to develop the home-ownership package for you over a five year capital plan or something. This again, if it is successful is up to how the Dene/Metis association conducts that plan.

I was with the association for many years before I resigned and too often people would say that they had no say in the design of the houses, that it was all prefabricated down south and shipped up here and they had no say in the matter. Like I mentioned before, home-ownership is becoming a reality in the North again and I think this time so that the NWT Housing Corporation does not make the same mistakes it has in the past that public involvement should be there. We, the Dene/Metis Council feel that we are ready to develop such a package whereas 10 years ago, I do not think we could have done that.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Gargan.

MR. GARGAN: Okay, so in actual fact, it does not necessarily have to be a pilot project then, because in pilot projects it could be made or fail. What maybe you are leading to is that right now the district offices are the ones that are responsible for the design, type of houses and allocation of houses, the rehab programs and all that. What you are saying is that maybe that responsibility should be at the local level.

MR. CHARLIE FURLONG: Right now, for one home-ownership program to the RRAP program, you make your application to the local housing association, purchase your unit and then it goes to the regional level and then it goes to the territorial level and then you make all your payments to the Edmonton office. We are dealing with so many offices and a lot of people are frustrated and the administration costs for four different offices adds up over a number of years. We are saying bring the money to a more regionalized level with more control and it would be less administration work and more people would be happy.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Mr. Furlong, walking through town today, I noticed there would appear to be two home-ownership houses, I presume under the HAP program, being built. Is that what is being built in town this year?

MR. CHARLIE FURLONG: Yes, we have had the HAP project for two years now. Like I said, home-ownership is being thought about now by people who figure they can afford them, do want them.

MR. PEDERSEN: There is no problem with -- you have an ample supply of logs here for heating, of course?

MR. CHARLIE FURLONG: People have to scrounge to get the logs but if they are determined, they can get it and they are logs available from a number of sawmills that you can probably get a deal from.

MR. PEDERSEN: Throughout this latest trip that we have been on in The Valley, we certainly have had representation from just about every community for an increased home-ownership program and some form of enriched HAP program may at this stage seem to be a demand for.

In addition to the new units under the HAP program or whatever other program, there has been in some communities a lot of talk of people wanting to take over existing houses and transfer them from the present rental program into simply buy the houses and take them over as home-ownership houses. Now there are two types of houses, there is the public housing unit which the corporation at the moment are not allowed to sell because of their financial tie-in with CMHC and then there are the northern rental houses which they can dispose of as they see fit.

I notice in the spread sheet we have here, for Aklavik, you have an amazingly large number of those that can be disposed of. You have 70 of them. Would that be a possibility for Aklavik, do you think?

MR. CHARLIE FURLONG: The view of the Dene/Metis Band Council is that we have many of these low rental units which are now situated on what is now called "Band land" and we as a practice have always stated that should any individuals on such band land want to purchase their low rental houses then the Band would give them a long-term lease because some of the units now available you can purchase for under \$10,000, but then again the Department or Local Government will soak you for the land and that just increases the value of the house and the whole property. So what we are actually offering is that if they can purchase the unit from the NWT Housing Corporation, then we would give them a long-term lease on the land.

MR. PEDERSEN: Mr. Furlong, the reason I bring this up is that five of these old houses are being rehabbed in Aklavik. Rehabbing a house is nice, it creates a new house out of an old one but it does not give you any increased housing. It is a very expensive program. The total cost of rehabbing one of these old houses is \$50,000 and higher, depending on where in the NWT.

It has been suggested to us that it might be more advantageous to take the old houses and turn them over as home-ownership at quite a reduced price from what you were just quoting and then transfer the rehab funding into construction of new houses possibly under the HAP program. Would you consider that to be reasonable?

MR. CHARLIE FURLONG: I always consider any type of program that will benefit people more and make them more independent than programs such as the existing public housing program. I believe we are just keeping the corporations in existence by creating public housing.

There was a misunderstanding about the five houses you have referred to, with the NWT Housing Corporation and Department of Local Government in Yellowknife. A couple of years ago, the Band was in the same situation where we said we did not want any more rehabs done on band land and right now those units are situated on band land and they are being rehabbed. We are having a meeting about that next week with NWT Housing Corporation and Department of Local Government.

MR. PEDERSEN: I do not have any more questions, Mr. Chairman, but I would like to indicate to Mr. Furlong that there is a lot of sympathy for your viewpoint on this panel.

CHAIRMAN (Mr. McCallum): Thank you. Michael.

MR. ANGOTTIAURUQ: Thank you, Mr. Chairman. You mentioned that the NWT Housing Corporation board should consist from the regions. To me it seems like you want if sort of like the -- the MLAs are from all across the Northwest Territories. If the NWT Housing Corporation board was similar to that type but in less numbers, do you think the communities surrounding those regions would have more input in what is going on in the Housing Corporation's activities?

MR. CHARLIE FURLONG: Yes, I strongly believe that they would represent the regions more to their liking and the information would get there. The situation is now that we do not know who the board is and I believe that they are all appointed, correct me if I am wrong. We really do not have any say in who the board of directors will be. The Housing Corporation has a large area to cover and this could be one of the major factors to them not developing or implementing their programs that were planned.

CHAIRMAN (Mr. McCallum): Thank you. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mr. Furlong, one of the reasons why we are travelling to communities is because the existing associations and corporation is not working toward the needs of the communities. Maybe trying to re-structure the existing corporation is not the answer, there could be other options to consider. Most of the communities have said that they would like, pretty well, total control over the allocation of houses to families, the type of houses that should be built, the design, and the contracting out. These are the types of things that we have been hearing and maybe -- I do not know if I am getting the message wrong or not, but I seem to be hearing that maybe it is just re-shuffling the corporation to make it function better that is needed.

MR. CHARLIE FURLONG: On my personal view of the corporation, I think as one of the Members stated today on the radio that it was started out as a small committee to look into NWT housing but I think that over the years they developed a cancer which they are having a hard time to find a cure for now. So, this is the reason your committee has been formed and that is why I am giving you my views on what I think would better the corporation.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Mr. Furlong, there has been some suggestion that there may be no cure, that it has to be a total amputation.

---Laughter

MR. CHARLIE FURLONG: Yes. I think that was suggested a few times.

CHAIRMAN (Mr. McCallum): Charlie, you can recognize that there are really determined viewpoints as to what is wrong. I would like to make a comment and then perhaps ask a question. You are the first person who has come to us without any kind of prodding to suggest that housing is a concern and should be a concern of the community rather than territorial wide. I believe in that myself, I believe that that is where it is at.

I would like to ask you a question about leases and the availability of moneys that may be there for the building of home-ownership under HAP. I have had concerns in my own community about people that have the HAP grants want to purchase that land and I know that cause difficulty and maybe causes more difficulty with the Dene/Metis. These people have a concern that their house may be taken away because they do not own the land and the lease is not a long-term lease. The same thing occurs with CMHC. CMHC will not provide funding to any great extent individually with leases. You have to have title. That is not to say that the situation may reverse with CMHC where the band dealing directly with it because it is your land, therefore they should have title to it or whatever and then they may make it directly there. The band members may apply. That may be the answer. It is a concern of people. They have the home-ownership grant or the SSHAG program that preceded, but they do not own the land. All they have is a 20 to 35 year lease. I wonder if I could ask you to comment on that?

MR. CHARLIE FURLONG: That is the reason I stated that the structure of the Housing Corporation be set because no two regions are alike in thinking either ethnically, by the hamlet or by the band. I always believed that the band council's first interest was its band membership and I believe that any person that is going to get into home-ownership, should not sign any papers by himself without first having a legal opinion. And I think this could be implemented as one of the protections if we sign a lease, maybe not like CMHC, say for the life of the house or whatever but something that they are going to be happy with. That does not say that our land is not for sale but saying maybe that a long-term lease is better for the whole membership.

CHAIRMAN (Mr. McCallum): Because the local association does not have any power or very little responsibility, would there be any difficulty in the allocation of units in the community or the attempt to collect rent and to do some maintenance work? It has been suggested that in some instances in some of the smaller communities, that it may be not just the band who should be concerned with the housing association but the municipality as well. In other words, a combination of the hamlet and band coming together, if the community council is truly representative of the community. And making the association a committee of the Hamlet so that there would be a greater strength because the representation is not limited to only the tenants of the housing association but it is expanded to take in everybody in the community. Would you care to comment on that?

MR. CHARLIE FURLONG: That was my reason for stating earlier that housing is a social problem and that becomes a community problem, therefore my belief is that this problem should be conducted at a community level with concerned representation from the local association, band and the hamlet. They in turn could advise the NWT Housing Corporation that this is a concern in the community and advise them what we want. We want to be involved in the planning part. That I can see as a direct step towards progress but not the way it is now.

CHAIRMAN (Mr. McCallum): Thank you very much, Charlie, I appreciate your comments. Are there any further questions? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Aklavik has a population of about 750, what percentage of the population does the band represent?

MR. CHARLIE FURLONG: I would say it is just about equal between the Dene/Metis and Inuit. Aklavik is a very unique place for that.

MR. PEDERSEN: I realize you cannot give me an exact figure but of the 70 northern rental units, approximately how many of those are on band land?

MR. CHARLIE FURLONG: I would say about 24 are presently on band land.

MR. PEDERSEN: I think we are looking for the best possible solution to housing and I know we are convinced that there cannot be one solution for the NWT, not even one solution by region. Some of the regions in the East are immensely large.

If you set up a housing authority in Aklavik, rather than a housing association, that was comprised of the band and the hamlet council, would it make any sense to block transfer those 70 houses to that housing authority as ownership and put the total responsibility for those houses into the hands of them as well as future housing?

MR. CHARLIE FURLONG: Do you mean a housing authority as an appointed body? Is that similar to the housing authority that they have in Hay River which is elected from the tenants? My understanding of a housing authority is that it is an appointed body.

MR. PEDERSEN: Lets call it a housing body then, comprised of Members from the band council and the hamlet council. I am trying to get a method where a block of units could be transferred and the responsibility for future units under something akin to the HAP could be transferred to the community because of the man problems to the community rather than to the individuals could be administered by the community.

MR. CHARLIE FURLONG: I would like to see something like that set up, but again like I said, who should know the problems more than the tenants themselves. The housing associations in any community are stuck with rent collections, allocating of units and the general maintenance which keeps them very busy. If the committee is going to make recommendations to the housing in Yellowknife it is that on planning these units and planning the overall development of housing for 1986-87, there, I would like to see the concerned groups in a community involved. Not only just the regions telling the housing associations "Okay, these look like good lots, we'll put x number of public housing on there". You know, maybe the hamlet, the band or maybe the housing association themselves would like to argue with their decisions.

I would like to see the planning and development of housing done in each community. Not the way it is done now, where it is all pre-planned in Yellowknife and the regions are just going along with what land is available to them.

MR. PEDERSEN: Your concern then is a lot more with the houses that are going to be here tomorrow rather than the ones of yesterday?

MR. CHARLIE FURLONG: Well, we cannot step on the mistakes that have been made. It is now a landmark across the North.

CHAIRMAN (Mr. McCallum): I want to thank you very much, Charlie, for your very candid comments.

MR. ANDREW O'NEILL: Good evening. My name is Andrew O'Neill and I am the secretary-manager of the housing association. The first thing I would like to talk about is funding from the government. Twenty Weber units were built here and you will probably see for yourselves that they are just in a shambles and whoever passed the inspection on them should not be in the job they are in because the roofs are caving in and they are not that old. So basically this is one of our first problems because we are given such little funding to maintain these units.

The second thing, is a negative response we get from the corporation regarding programs for people such as the purchase of northern rentals. People have been waiting two to three years for the purchase of these units and every time we call Inuvik, they tell us to call Yellowknife and Yellowknife does not seem to know what is going on either. So, we have to go back to the people and tell them to keep waiting. Some people have been waiting for three years and then the government tells me to encourage people to buy these units but when it takes three years or more to purchase such a unit, it is very discouraging.

CHAIRMAN (Mr. McCallum): I am sure someone will raise the question but just to get it straight, you have been told by the district office that people cannot buy northern rentals?

MR. ANDREW O'NEILL: They can buy them. They encourage people to buy them but it is the length of time it takes to purchase them. They can apply for them but it takes up to two to three years before the application is approved.

CHAIRMAN (Mr. McCallum): Thank you, Mr. O'Neill. Do you have other comments.

MR. ANDREW O'NEILL: I feel that the technical advisers in Inuvik are not doing their job properly. For example, I got a telephone call two months ago regarding an emergency repair program that we had funding for and I was advised by the technical adviser not to bother with it because it does not do that much to the unit. I was told that the \$7000 available was not enough, so he tried to talk me out of taking this funding. I feel that is insane, to say the least, because some of the units could use the money because they are not up to electrical standard.

Another thing is the limited money we have available to us. The corporation in turn tell us basically where to buy our materials and I got in trouble one time for getting materials cheaper than from the supplier they told me to get them from and it was far superior material that I got as well. I got a memo telling me I should get my materials from such and such a place because they have an agreement with this company and yet it might be 30 per cent higher. I basically feel we should get more of a positive response from them rather than completely negative all the time.

CHAIRMAN (Mr. McCallum): Are you getting that advice from the regional district office?

MR. ANDREW O'NEILL: Yes, from Inuvik.

CHAIRMAN (Mr. McCallum): Thank you. Questions? Mr. Pedersen.

MR. PEDERSEN: Mr. O'Neill, have there been any of the northern rental houses sold, and if so, how many?

MR. ANDREW O'NEILL: There has been quite a few applied for but we are still waiting for approval from Yellowknife.

MR. PEDERSEN: There have been none sold and turned over?

MR. ANDREW O'NEILL: I believe there may have been one or two but I would say that there have been about 10 applications and some people have waited three years. I have phoned Inuvik and Yellowknife and they keep referring me back like a circle. People are getting more and more discouraged and the units are getting older and more run down.

CHAIRMAN (Mr. McCallum): And if they are rehabed, you cannot sell them?

MR. ANDREW O'NEILL: That is right.

MR. PEDERSEN: Mr. Chairman, I want to get something on the record here, you and I looked at it today and it is regarding the rehabed houses. When they get rehabed, you cannot sell them, this is true and they do make a better house. The rehabing is often justified to make the houses more energy efficient and yet when we checked them over today, we found that on one end wall there will be one and a half inch of fibreglass insulation applied on the outside which has an R rating of 6.7 and that is it. There is nothing else in it. We also find that they are hanging a sewage tank underneath the building and the justification to do it is to a large extent energy saving. To hang a sewage tank underneath the building and then stick a 220 volt electric heater to keep the stuff from freezing does not appear to be too energy efficient.

That in combination with the fact that it does not create any new housing units may be the reason that it is prompting people to suggest that programs should be looked at and possibly the money transferred to some house creating program. I just wanted to get the two points of the insulation and the tanks on record.

CHAIRMAN (Mr. McCallum): What we are saying, Mr. O'Neill, is that on the inside they have put new two-by-four studs and simply put a vapor barrier over the front, when they could have put at least three and a half inches more of insulation in it. Granted it is expensive but if you go around the Territories as we have, there is insulation hell west and crooked all over the place.

MR. ANDREW O'NEILL: Who is it that does the designs on these buildings?

MR. PEDERSEN: The Housing Corporation in-house design section.

MR. ANDREW O'NEILL: These Weber units would not even pass an inspection in California.

---Laughter

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mr. O'Neill, do you feel that there should be more money spent on rehabing or more new units?

MR. ANDREW O'NEILL: I feel if they designed a better house, more energy efficient, it would save them money in the long run but they just keep adding on. For instance, next year I am sure they are going to find fault with these rehabs, they may be good for one year and then the next year the same problems are going to arise again.

MR. GARGAN: So they should be going more toward the construction of new houses.

MR. ANDREW O'NEILL: Yes.

CHAIRMAN (Mr. McCallum): Mr. O'Neill, if an individual was to purchase that unit before this rehab goes on -- because the rehab is expensive, I dare say the cost of the rehab of those units must be \$45,000 -- if an individual who purchased that northern rental were able to purchase his materials in the manner that you suggest, not being told where but maybe given some advice as to where to get it, and that individual given a grant by the government, either partially or totally repayable to about \$15,000 to \$20,000, I am sure the individual could do a better job of it and at least would know where his problems would be. Would you want to comment on that?

MR. ANDREW O'NEILL: When the unit gets rehabed it cannot be sold to the tenant. The corporation has made that quite clear. I feel they are spending so much on rehabing these Weber units. Why don't they make newer houses and better houses rather than spend all that money rehabing every year?

CHAIRMAN (Mr. McCallum): How would you feel if there was a recommendation that even though the northern rentals are rehabed that they should be put up for sale?

MR. ANDREW O'NEILL: That is a good idea.

CHAIRMAN (Mr. McCallum): On another matter, what is the track record in rent collection? What is the total amount that you pick up in a month?

MR. ANDREW O'NEILL: Right now, we are collecting more than what we are assessed. That does not mean that there is nobody in arrears. What it means is we are collecting past arrears. The total amount in a month is roughly \$16,000.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. O'Neill. If you should have further comments later on please do not hesitate to come up again. Are there any further comments that people would like to make? We will take a short coffee break.

---SHORT RECESS

CHAIRMAN (Mr. McCallum): Now that we have had a break, are there any concerns that you would like to comment on? Annie.

MS ANNIE GORDON: My name is Annie Gordon. I would like to ask the committee why they did not come around to look at the houses before we had this meeting and then I think they would know what our complaints are? I would like to now invite you to come and see our houses after the meeting if you have time. I do not think I am the only one that has complaints about the houses we are living in.

CHAIRMAN (Mr. McCallum): What kind of complaints?

MS ANNIE GORDON: In the springtime they changed the insulation and tiles and still half of the ceiling is falling down. In some of the houses they have put plywood on the ceiling and we have water dripping all over the place. The tiles on the floor are breaking up because of the shifting of the houses. This is why I feel the committee should have come around to see the houses before the meeting so then they would know what we are talking about.

I have forgotten how many years it has been since they have been telling us they are going to fix the houses and they never do. They tell us they do not have money to fix these houses. I am not blaming the housing here, I do not think it is their fault. When they started building houses they should have done a good job in the first place and saved themselves a lot of money.

With the ceilings falling down the way it is, in the wintertime we turn our thermostat up as high as it will go and where does all this heat go? It is going right out of the house. The sewage tanks freeze up in the wintertime.

So, I am asking you people if you have time would you please come around and visit just to see and if you do have a camera, bring it so you will have something for proof.

CHAIRMAN (Mr. McCallum): Okay, Annie, we will. Before we leave town we will go down and see your house and Sara's house. We have our authority on Weber Homes, Mr. Pedersen, who would like to ask you a question.

MR. PEDERSEN: Mr. Chairman, I think I have asked all the questions about Webers that I want to ask. On this whole trip we have been on, the word "Weber" has been a dirty word. They were a terrible mistake, the inspection should never have been passed and the plans should never have been passed and it is now unfortunately a mistake that we now all have to live with. There was an awful lot of them built right across the Territories.

They are being fixed up in some places where they are putting completely new roofs on from the outside and that seems to fix them up some and it is very expensive but it still does not do anything for the walls or floors. Mr. Chairman, I really have no questions on it but we will come down and photograph it again.

CHAIRMAN (Mr. McCallum): Thank you. Annie, have you still got that pet mouse?

MS ANNIE GORDON: No, I got rid of it.

---Laughter

CHAIRMAN (Mr. McCallum): Michael.

MR. ANGOTTITAUROUQ: Thank you, Mr. Chairman. As you said the house leaks and you have to turn the thermostat up in the winter and it loses heat. We all know that fuel costs a lot in the NWT. If these houses were more heat efficient and heat was not lost through the cracks, windows or whatever and if they were saving a few dollars on fuel all across the Territories, do you think that there would be more money to go around to build new houses?

MS ANNIE GORDON: Sure. If they built the houses right they would certainly save money on fuel. You will see for yourself why we have to have the furnaces turned up so high.

MR. ANGOTTITAUROUQ: My question was if they were saving fuel, do you think they could build a few more houses?

MS ANNIE GORDON: Yes, which of course we need in some communities.

CHAIRMAN (Mr. McCallum): Annie, thank you very much for your comments. We will make it a point to take a look at the units before we leave.

MS ANNIE GORDON: Thank you. I'll be waiting outside the door.

---Laughter

CHAIRMAN (Mr. McCallum): Any more comments?

MR. JIM EDWARD SITICHINLI: Mr. McCallum, and the rest of you gentlemen here, we are very happy to see you because of the problems we have here in Aklavik. Everyone of us in Aklavik has concerns about housing. My daughter just told you about her house getting icy on the roof. I have the same kind of house and it is the same way. They work on that house every year, they change the insulation, they put up plywood, they tile it, but it rains so bad that the tiling just comes down. Right now, I have a plywood ceiling but no insulation, the insulation got wet so they threw it out. I was going to dry it and try to save it and use it again but the housing came along and took it all away. That is one of the concerns I have about my house.

I came to Aklavik in 1929. In those days the government did not build us houses, we did not know anything about oil stoves. We burned wood and we built our own log houses. I used to go out in the summer and cut logs along the river and bring it back with a kicker. In those days we had no tractors. I was lucky because there was an old man here that had a couple of horses and they hauled all my logs up for me. It did not cost me anything. I drove those horses myself to haul logs to build my house. In those days we did not get plywood, we got lumber so my house had a lumber roof and flooring. I never had no problems with the house I built.

Since the government started building our houses, giving us oil to burn, they give us everything that we need, I get an old age pension now so I do not pay too much rent, but still it costs the housing people a lot of money to run my house. The buildings that we have now is not like before, even the doors are not the right kind of doors. The outside doors are more like plastic and the inside doors are like wallboard and when you bang it, it breaks. The windows too are very poorly made.

When a person rents a house we cannot even build a porch and living in the Northwest Territories all houses need a porch otherwise all the cold will come in through the door. That is half of the problem, that too much air is coming into a warm house and that makes steam and goes to the ceiling and makes ice up there.

I do not have to say too much because what Charlie has said before is right on. He has spoken for everybody that has housing problems in Aklavik.

CHAIRMAN (Mr. McCallum): I would like to ask a question before the others. Where did The Bay, the priest's home, and certain other homes around here, where did they get the shiplap to build these old homes? I believe there use to be a portable sawmill around here, is that right.

MR. JIM EDWARD SITICHINLI: Yes.

CHAIRMAN (Mr. McCallum): Those are fairly old homes around and they have done some work on them but those homes are pretty nice homes, energy wise and everything. It seems to me somewhere along the line that somebody lost out on it because if those homes have lasted this long. All of a sudden somebody comes in with a brilliant and wonderful idea that they will put in this Weber Homes. As Charlie has said, we cannot undo what has gone on in the past but surely if the lumber is here, and I have seen here that somebody has picked up the drift logs and is building a log house. I guess it makes one wonder why somebody had to come in and do all these things because it certainly has not been an improvement. Seeing is believing and invariably when I come to this community I am always amazed at seeing shiplap homes that really look solid and are nice homes. I wonder why we are going around and trying to have the government come in and build homes. Surely somewhere along the line the government has got to be able to listen to people in a community and say "If you do not believe that these are good homes in here, we'll show you and never mind coming in with all these new and wonderful and weird ideas about new homes".

It always amazes me when I come to Aklavik and see that there is no portable sawmill around the area. It would generate employment in the community. You may have to go to get logs but the logs can be taken in.

MR. JIM EDWARD SITTICHINLI: When Inuvik was moved, they said everybody had to move but a lot of people did not want to move but still they tore down a lot of good buildings. After the government saw that the people did not want to move they started building up houses. In the first place, they never did ask people what kind of material they wanted. They picked it out themselves and what you see is what we got.

CHAIRMAN (Mr. McCallum): Do any of the Members have comments or questions? Michael.

MR. ANGOTTITAUURUQ: Thank you, Mr. Chairman. I would like to make a comment to what the gentleman is saying. I think he is trying to say that the government came around when the original people were in settlements like Aklavik and these original people were their own designers of the houses they lived in, and they did not give them a chance on planning these new houses.

At first these new houses were beautiful but then they started rotting or something and now they cannot even give people money to build their own houses. They do not let them do repairs on their own and yet it is the people that know exactly what has to be done. So, I think what you are saying is that the local people in the communities should have input on the design and type of wood and kind of insulation that has to be used.

MR. JIM EDWARD SITTICHINLI: I was to Good Hope a few years ago and the government build the houses up there too. It is exactly the same kind of buildings there as here and the people there are not happy either. The people there asked if they could haul logs and they built houses with log walls and then they get help for materials to finish the house from the government. Those houses are good. I have seen them. I have asked the people if they have problems and they have told me they do not because it is the way they want it. Here, the government builds us a house and maybe it is good for one year but then the problems start.

CHAIRMAN (Mr. McCallum): Perhaps we should have done more than just pilot projects in two communities and then it would have been shown that people in the community could do the work and would be happy with what they had done. Would anyone else like to make a comment? Ms Irish.

MS SARAH IRISH: My name is Sarah Irish and I would like to talk about the problems I have in my house. Mainly that the sewage keeps freezing up. Workorders have gone in to have it repaired. The whole tank was frozen and they had to drag it down the road, thaw it out and they put it in a box beside the house instead of underneath the house like it was before. I had to take water out with a bucket. When they did come and fix the sewage, they cut a hole in the washroom and a hole where the water drains out. To this date the tank is still outside and the holes are still in the floor.

Also they are forever taking the insulation out of the ceiling and then they put it back and the same thing occurs year after year. I would think that they could design better houses for the North. We would like to build our own home and have applied but I would also like to see us get more information on the kinds of houses we can build.

CHAIRMAN (Mr. McCallum): You were turned down then, is that right Sarah?

MS SARAH IRISH: Yes.

CHAIRMAN (Mr. McCallum): Anybody have further questions? Thank you very much, Sarah. We appreciate your comments. I certainly appreciate your coming out and I know that it does become difficult after telling so many people so many times about what is wrong with the housing and still nothing has been done. Save to go through those Weber homes and replace the insulation without doing anything about the roof and having it fall down and putting it back up, etc.

Personally, I think that this community, to a great extent, more than a lot of communities in The Valley and in the Delta, have classic examples of homes that do work. They have stood the test of time, they have been here. Of all communities that government should have learned from as to how housing should have been built because they have been here, whether they were original homes or whether they were homes of people who came here years ago. I think, personally, that I would like to see is to have that tattooed into the minds of the people of the government that what has worked in Aklavik should be what can work in the future. Not to keep going and putting in new and different designs.

Though we had few of you come forward to speak of the concerns, I want you to know that we do appreciate those concerns. We will be making recommendations in November on certain things we believe can occur. And the reason why we want to do that is because we can affect the budget for next year. If we wait until March, it is going to be the following year and that is the reason why we are trying to get something concrete, so that we can really make some hard-nosed recommendations in November and have the government switch some of its priorities. Because housing is a community concern then again have the government recognize that as much as education is, social service is, so also is housing because people have a right to a home and not just a shelter which is what has occurred. I think I speak for the Members and for the Members who are not here, that we believe that, that people have a right to a home because I think there is a distinct difference and here is a community where you can really see where people may have a shelter but they do not have a home. In all meanings of the word "home", they do not have any input into it, they cannot do anything to improve it and it is laid on them and it is not their own.

That is what we are trying to do. If we do not have the answers to the questions that you pose to us, I hope that you will appreciate what we are doing here in the rationale for being here in the first place and that is to hear those concerns. To go and see it, and in the case of some of our Members, it is the first time they have been to the West. Conversely, when we went to Baffin, it was the first time for some of our Members to go to the Baffin and appreciate what they have. That is the reason for going around and listening and seeing. What we are trying to do is to make you realize that we are indeed serious about our responsibility and that we fully intend to do something. We may not do it all, but I can assure you that this report will not stop at just having a report made. That we intend to do something and that is why we want it done fast, in time to do something about the budgets because we have approximately three years left in our mandate and we want to get something done this coming year.

On behalf of the Members here and our staff, I would like to say thank you very much for being coming out. We sincerely thank you for the hospitality. Thank you and good night.

---ADJOURNMENT

