

**LEGISLATIVE ASSEMBLY OF THE
NORTHWEST TERRITORIES
10TH ASSEMBLY, 3RD SESSION**

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TENTH ASSEMBLY

VERBATIM TRANSCRIPTS
OF COMMUNITY HEARINGS

SOUTHERN MACKENZIE TOUR
August 1984

Fort Simpson	Lac La Martre
Rae-Edzo	Fort Resolution
Snowdrift	Fort Smith
Fort Providence	Hay River Reserve
Detah/Rainbow Valley	Hay River

SPECIAL COMMITTEE ON HOUSING VERBATIM TRANSCRIPTSTABLE OF CONTENTS

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SPECIAL COMMITTEE ON HOUSING

FORT SIMPSON, MONDAY, AUGUST 13, 1984

MEETING WITH SHARON MOORE

CHAIRMAN (Mr. Pudluk): Okay, we really do not have anything to say at this time. We are going to meet with the band council and have a public hearing tonight at 7:00 p.m. Go ahead, Ms Moore and we may have some questions later on.

MS SHARON MOORE: To start off, I will just tell you why we do not have a board. The major reason, of course, is because we do not have enough tenants who have no arrears, and our by-laws state that you cannot have any arrears before you can sit on the board. We have about five right now, and out of those five, there is only one that is interested in sitting on the board. We had a board previously that was made up of part tenants and part community, but a lot of those people have lost interest. It is hard to get a board together, so the corporation decided that perhaps, until we get some more interest, or generate a few more dollars from the tenants, that we will leave it without a board. So, I just work right under the corporation in the Hay River district.

I have been with the housing association here, just over a year now. I have been in Simpson for two years, and nothing really great, as far as big changes, have occurred, other than that I have started a re-education program with the tenants, as far as getting them to pay their rent every month. They are a good bunch of tenants, there is no doubt about that, they just had to be told, but they are doing very well.

Our arrears here are very high. We have quite a few tenants with very, very high arrears. They have barely ever paid rent, they were never asked to in the past. We are bringing it down little by little. We do not ask for much, if they pay their rent and a few extra dollars in arrears, we are happy. That is all we can ask, because it is the associations fault for not pressing it in the past.

The majority of the houses are in, what I consider to be, poor shape. They need a lot of work, and the dollars are not there for a lot of the work, but we will work away at it until we get them back into good shape. Basically that is it as far as the housing association goes.

We do a lot of the corporation business out of the office as well. Whenever people have questions or needs, we take the messages and help them where we can. That is about it.

CHAIRMAN (Mr. Pudluk): You were talking about the by-laws and the arrears. Do you think that it is a good idea not to have a board, because they owe so much money? Maybe the by-law can be changed.

MS SHARON MOORE: So that it does not matter if they have arrears or not?

CHAIRMAN (Mr. Pudluk): Yes.

MS SHARON MOORE: I think where the problem would arise in that is, is that if someone has arrears and we are enforcing for payment of rent, whether it is one months arrears or more, it puts that person in a pretty tough position to, say enforce on this person to pay their arrears when they

themselves have arrears. I think that it would have to be worded in such an effect, that they cannot have arrears within the last, say, six months. I think that we would still have a problem getting seven people, because not too many people are really too interested, because they have to make some reasonably heavy decisions. If somebody is going to be evicted because they have been wrecking the house, or not paying their rent, or something like this, they do not want to be involved in those kinds of decisions, because they are local and they have to live here in town. That is the major problem that I found. Even in just getting local community members. The other thing is, they could never seem to find the time to attend the meetings, and it is hard to get a quorum together, that sort of thing.

CHAIRMAN (Mr. Pudluk): Eliza.

MRS. LAWRENCE: You said that there is only about five tenants with no arrears, a zero balance. Is that correct?

MS SHARON MOORE: That is correct. There is only five tenants with a zero balance, and all of the rest have arrears. Most of them, I would say that the average arrears is probably about \$1500.

MRS. LAWRENCE: How do you get paid, what arrangement was made? The agreement that has to be signed with the local, is that done with the band or with the town council?

MS SHARON MOORE: The actual agreement for the housing association is a contract with the Housing Corporation.

MRS. LAWRENCE: Is it done under the band council?

MS SHARON MOORE: No, it is directly, the housing association is a society on its own. It has no affiliations with the local groups.

MRS. LAWRENCE: Not even with the band or village council?

MS SHARON MOORE: No, the band sat on our board previously, that was all.

MRS. LAWRENCE: I thought to have a society you have to have people.

MS SHARON MOORE: Each one of our tenants is a member of the society. They are members by virtue of being rent payers. They are actually the only membership.

MRS. LAWRENCE: You are employed out of that agreement, is that right?

MS SHARON MOORE: That is right.

CHAIRMAN (Mr. Pudluk): Red.

MR. PEDERSEN: What is your monthly rent assessment in total dollars?

MS SHARON MOORE: Right at the moment, I think it is about \$3500 to \$3800. That is just off the top of my head.

MR. PEDERSEN: So you are averaging just under \$100 per house?

MS SHARON MOORE: Yes, with 35 units.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: You mentioned that you were having problems because most of the people could not pay their rents, so they cannot be on the board. The committee is here to recommend changes to the corporation as well as to the housing authority. If there were to be changes made, what kind of changes would you like to see.

MS SHARON MOORE: In that particular by-law in order to get board members, or just in general?

MR. GARGAN: Yes in general. You are in a situation where you are caught between the Housing Corporation and the tenants in that you are doing all of the work inat the corporation is asking you to do, and at the same time trying to deal with the problems of the tenants. So, you are sort of caught in between. If you were to see changes made to the Housing Corporation, what kind of changes would you like to see?

MS SHARON MOORE: At the present time, I do not have a lot of problems with the Housing Corporation. Even though I am on my own here and I go to them for a lot of direction, they are very prompt with giving me direction, and they stand behind everything that they say. If they say that this is the policy then that is the way that it is and they are very reasonable. For example, in collection of arrears, it could have been to the point of the way that the lease agreement reads, we could have asked for total payment of arrears. It was strictly on my suggestion that they do not go for full collection you just try and get the people to pay their monthly rent and anywhere up to five dollars a month extra on their arrears, they are quite willing to go with that. As far as power arrears goes and stuff like that, they are willing to go with whatever I do with the collection of those, rather than evict tenants or just be nasty. The Housing Corporation is really good and they are quick with their direction lack. So, I do not have a lot of problems in that direction where I would like to see change.

MR. GARGAN: Has this happened just recently? You have been working with the corporation for a year now, so has it been that flexible since you started?

MS SHARON MOORE: I have never had any problems with Hay River. When I first came they were just undergoing some change, apparently they had a new comptroller brought into Hay River. There was bookkeeping problems as far as keeping the records, the way that they were done, but that has been changed and it is a lot easier at this end. I had a board up until February or March of this year. They pretty well went with whatever the board would suggest. Because the people on the local level know what is going on and know what is best, I have never had any problems in that direction, particular with Hay River because that is the only one that I do any work with.

I have, of course, probably the same complaint that every other housing association has, and that is that my budget is not big enough, and I had to cut one person off my payroll this year because of it. But we are making do. It is tight this year and because of it we cannot do a lot of fixing up of the houses that we would like to do. But hopefully, things will change and maybe next year we will get luckier. That is one area that I would like to see some change in, in getting more money for the housing and maybe some more units.

Maintenance is also a big cost. Right now the houses are getting old and a lot of the things are breaking down. We have a lot of hot water tanks for example, that does not sound like a big item, but when you have about 10 or 11 that go in in one year and you are not budgeted for any of them, it hurts. We have a lot of floors that actually have to be replaced.

MR. GARGAN: I would like to speak about the hot water tanks too, but I would just like to ask one question before I do. How many applications do you actually have now?

MS SHARON MOORE: I have about 16 applications right now.

MR. GARGAN: Is that just for public houses?

MS SHARON MOORE: That is just for low rentals.

MR. GARGAN: How about the HAP program?

MS SHARON MOORE: The HAP program, they are going to start taking applications again fairly shortly. I would presume that there will be quite a few for that as well.

MR. GARGAN: Is that under you?

MS SHARON MOORE: I just take the applications in. I send them to Hay River but I do not have anything to do with that.

MR. GARGAN: You said that you were having problems with hot water. Has an electrician ever gone to these houses to check the thermostat that is built into the hot water tanks? I think that the maximum is about 180 degrees that it could go up to. Do they put it down at all?

MS SHARON MOORE: The problem with that is, is that the tenant can reset it if they want. It is an external thermostat, it is not inside the tank and it can be adjusted by whoever wants to. I would like to see it down and then some of the power bills will not be so high, because they are fairly enormous.

MR. GARGAN: Well, 100 to 120 is about right.

MS SHARON MOORE: That is very cheap. I do not think that there is a house that goes that cheap here.

MR. GARGAN: I mean the temperature.

MS SHARON MOORE: Oh, the temperature, yes, just so that is just below boiling. Unfortunately some of the tenants like it hotter. Some of them never touch it, sometimes it is the kids fooling around with it, because it is available to anybody in the house, it is not blocked off of anything like that.

CHAIRMAN (Mr. Pudluk): Red.

MR. PEDERSEN: I would just like to clarify this hot water. Is that hot water heating or hot water tanks?

MS SHARON MOORE: Hot water tanks. The heating here is all forced air, oil burning.

MR. PEDERSEN: You said that you have 10 or 11 per year. The northern rental units listed here is 30. Do you have running water in your northern rental units?

MS SHARON MOORE: Yes, all of the units here have running water.

MR. PEDERSEN: That is certainly different from anywhere else. Northern rental units are not equipped with that normally.

MS SHARON MOORE: Oh, is that right? Well, these ones here are.

MR. PEDERSEN: Have you had any evictions since you have been in this position?

MS SHARON MOORE: No, but there is one right in the courts.

MR. PEDERSEN: The reason for the one that is in the courts, is that because of arrears?

MS SHARON MOORE: That was actually started by the board before the boards term came up and it was due to arrears partially. She had some \$3000 in arrears plus just some general wrecking of the house. It has been to court once and she has been given all kinds of chances, letters and talking and even in the courts there has been a lot of work done on it and unfortunately, I think that the next time it goes to court it will go for an eviction.

MR. PEDERSEN: Under your staffing of the housing association, on the sheet that we have, there is nothing listed for maintenance. Do you have a maintenance person?

MS SHARON MOORE: Yes, we have one maintenance person full time.

MR. GARGAN: You were saying something about the courts, as far as not collecting that \$3,000, is it costing more to take that person to court?

MS SHARON MOORE: Well, I think that the thing is that the house is really -- I am not pushing the rent, as far as the rent being collected. We tried to make a deal with her the last time before court just to repair the windows. The first time that we went to court, there were 10 broken windows. Cost wise for heat and possible repairs as far as frozen stuff, this was earlier in the wintertime, it would have been phenomenal. We tried to make a deal with her, where she would pay us \$5 or \$10 dollars a month. We would repair and she would pay for the repairs with this \$5 or \$10. She agreed to it both in court and by letter thereafter, but has not stuck to the bargain. There again, when we went to court the time before, there are letters on file a stack thick, but she just does not seem to have the interest anymore.

MR. GARGAN: Have you every tried talking to contractors about the conditions of the houses even before they are built or after they are built?

MS SHARON MOORE: I have not been here before they were built. The way that some of the northern rentals were built is funny and we are having a lot of floor problems right now. We had one contractor tear one floor apart and repair it because it was in bad need and give us a report of exactly what needs to be done and how far out of code it is. The floors in these particular units are under code and I am trying to use that as a little bit of pressure to enable me to get the floors repaired.

MR. GARGAN: Well it is, even when they were newly built they were just barely over the building code.

MS SHARON MOORE: Yes, I have a feeling these things were built just to code and no further. If it were at all possible for a rule to be bent, it was bent, because those floors are like sponge rubber.

MR. GARGAN: How about the quality of the material that they use?

MS SHARON MOORE: It must have been good. It has stood up this long under the conditions that it was under. I do not know, it was either really good poor stuff or not bad stuff. It is really hard, the stuff has gone through a lot of wear and tear and some of it is fairly rough, and it has stood up fairly well as far as the majority of it goes. Some of those places are 10 and 12 years old and plus. I am very surprised that some of the floors have not fallen out because they are just rotten and falling apart.

CHAIRMAN (Mr. Pudluk): Mike.

MR. BALLANTYNE: Are there any new houses that will be built this year with the Housing Corporation?

MS SHARON MOORE: There are six HAP houses and three R and Rs, plus there is one other R and R that has just come up recently for resale.

MR. BALLANTYNE: With the northern rental houses, have they been offered for sale to the tenants?

MS SHARON MOORE: Yes, a women just finished paying off her arrears yesterday, so I am putting it through as far as the purchase goes.

MR. BALLANTYNE: Is one of the major problems that because the houses are in bad condition, people are not prepared to take them over?

MS SHARON MOORE: No, I do not think that that is the case. I do not think that that has ever been pushed here before, purchasing your northern rentals. Nothing has ever been pushed here for the people at all before. There is this one lady that is planning on buying hers, and I have three others that are showing quite a bit of interest that are paying their rent and arrears off fairly quickly in order to purchase. There is an interest, it is just that they were not aware of it.

MR. BALLANTYNE: How much are they selling them for.

MS SHARON MOORE: I think there is a set rule on how they sell. From what I can see from the form that I filled out this morning. By the looks of it, I think that they have to pay a minimum of \$1000. It looks like that is all that it is going to cost her for the purchase of her house, because most of the people have been in them since the first day that they were built or a few years thereafter.

MR. BALLANTYNE: You said that you instituted an education program about collection of rents. Did you do that yourself or is that from the Housing Corporation?

MS SHARON MOORE: No, I did that on my own. They were not aware that they had to pay their rent every month. No one had ever told them. When most of the people moved into the houses, they moved into them from bush cabins or just from their own place, or something of this nature. When they signed their lease agreements, it may have been explained to them but they are already going

through such a mass change of re-education as far as living quarters, that this was an extra and it just became too much. Just having to learn to live from day to day in a new premises, that was too much. And, of course, over the years they have had such a large changeover of staff in the housing association and it has made it difficult for them to retain everything. So, that was one thing that kind of got left and the arrears grew and grew and grew until I came in. Then something has to be done about the arrears and that is just an education program as far as letters -- talking to them when they come in, congratulating them when they were doing a fine job and stuff like that. As far as I am concerned, they are really holding up their end and doing a good job.

MR. BALLANTYNE: I wonder, would it be possible for you -- I do not know if you have anything in writing on it -- but if you could write us a letter for the record on exactly how you do that, because I like the approach. Your approach is more reasonable than any other approach we have heard. Would that be possible?

MS SHARON MOORE: Sure.

MR. BALLANTYNE: So, as I understand, right now you do not have a problem collecting the rent on a month to month basis. Everybody is paying it right now, but it is just the arrears.

MS SHARON MOORE: I will not say 100 per cent of the people because you are always going to have a certain percentage of people that do not. It is just natural in any group that you get, but on a general basis, I think 70 per cent, approximately. If they do not pay this month for some reason, they will come in and apologize to me for the next month, and pay the two months, or they will come in at the first part of the month to tell me that they cannot pay and give me a reason.

I push very big the item of, if you cannot pay it, come in and tell me about it, just so that I can put it in the file, I will not get excited then, so then I will not have to write you an arrears letter at 30 days or something like this. I am quite willing, if they cannot pay this month because of some reasonable expense, like if there is a problem in the family or if they just do not have the money -- for them to start paying again, let us say pay Septembers and just pay me back August, \$5 a month or something. The money situation here with most of the tenants is fairly stable, but for some it is not. If you give them a lot of chances, they will help you out in the long run.

CHAIRMAN (Mr. Pudluk): Eliza.

MRS. LAWRENCE: You said that you have been here now for a year working with the association. Have you started any new programs, education?

MS SHARON MOORE: Other than the major one that I am working on right now is just getting the rents paid on a monthly basis. I have also been working with the tenants a bit. If they want to paint the interior of their house, for example, we will supply the paint and all of the materials they need. We were going to do, where we will credit your account, but we actually pay them and then it credits their rent account. If they want to pay their arrears off somewhat, we have had some interest in the last couple of months in that with a few tenants. Some of them just want to do it just to do it, you know, for something to do. Basically they are getting a little more interested. I have one tenant who does an excellent job of keeping the exterior of his house and after he painted it and that, I wrote him a letter thanking him very much and congratulated him on the way that he was keeping his house. So it pays off.

MRS. LAWRENCE: In my past experience -- I am speaking for myself -- so many times the proper information was not given to the people. People that should be purchasing some of these units were not told. How are you going about giving the proper information to everybody, so that everybody knows the information. That they can purchase the unit if they can or if they want?

MS SHARON MOORE: Every so often, I will do up a newsletter or just a letter of information telling them what is going on in the association. I did one just recently on NCPC arrears, because NCPC has started to push their disconnection after 30 days arrears. In the process of doing that, I also sent out those pamphlets that they have out on the northern rental purchases.

MRS. LAWRENCE: It is okay to send that information to those that can read and write, but what about the people that are in the bush or the people that cannot read and write. How do you get the information to them?

MS SHARON MOORE: We only have one tenant that is out in the bush at any amount of all, and I feel that he will not go out this winter because he is getting too old. We will not allow the power to be disconnected. That is policy that is set down by the corporation, that the power cannot be disconnected. We are notified by NCPC, we are supposed to be notified a week, this last time we were notified on the day that they were going to disconnect. He will go down and pay.

MRS. LAWRENCE: On a days notice.

MS SHARON MOORE: That is all that they gave us. They give the tenants two weeks notice previous to disconnection, but they did not give us quite that amount this time. We will go down and pay the bills, and they know that we will so they will not disconnect any of our tenants, at least they have not so far.

MRS. LAWRENCE: You said that you had to let go of a person. Was that an office person or a maintenance person?

MS SHARON MOORE: A maintenance person, I am the only office staff.

CHAIRMAN (Mr. Pudluk): Red.

MR. PEDERSEN: The tenants in the northern rental, public housing and senior citizens home, are the tenants predominantly native people?

MS SHARON MOORE: The majority, yes.

MR. PEDESEN: What percentage?

MS SHARON MOORE: About 98 per cent.

MR. PEDERSEN: Just for a comparison. We have travelled to many places like Norman Wells and Inuvik, and we are catering to different groups with public housing in different communities.

MS SHARON MOORE: Most of these people, like I said, have been in the houses since they were built.

CHAIRMAN (Mr. Pudluk): Sam.

MR. GARGAN: Do they have any rehab houses here?

MS SHARON MOORE: Not yet, no, but I am trying. I have sent out a few letters, but I do not think that I will get any next year.

MR. GARGAN: Just going a little further, would you rather see the people purchasing their northern rental houses and then maybe being able to attain a grant rather than a rehab house, to fix their houses. Would that be a better approach?

MS SHARON MOORE: Yes. Some of the houses, I would not recommend that anybody buy them, because they have to be totally torn down and rebuilt. We have an area down at that end of the island where there are about six houses and of those six I would say two are worth possibly doing any work on and the other ones should just actually be rebuilt totally. To those people I would not recommend that they purchase it, because it is not going to help them at all to purchase something that they are going to have to start all over with. Most of the houses have unfortunately been ERPed which I think were ERPed when they should not have been because some of them did not need it. That was in the past, and we did not have any ERPs this year.

CHAIRMAN (Mr. Pudluk): Thank you very much.

MR. PEDERSEN: We will be seeing some of these houses.

CHAIRMAN (Mr. Pudluk): Yes, and we will be having a public meeting here tonight. Thank you again Sharon.

After that the territorial government formed the NWT Housing Corporation whereas before that there was some kind of government program where low-rental units were being built and I think there are about 31 of them in Fort Simpson. These were built once the territorial government moved north and some of these units need repairs. We let the housing association in town handle that and I think they have a budget and the staff to do that. The band is not really involved with them.

And then afterwards we get into the SSHAG program which we got involved in in 1980. We have built a few units. There is a housing problem in Fort Simpson and we have tried to deal with the problems but with the existing programs it did not really help. We have had to use the SSHAG program which is mainly material and sweat equity but at the same time that program created more problems than solving the existing one problem.

What I mean by that is we have to juggle the number of programs together. At first we had to use the SSHAG program from the Housing Corporation and then we had to get with the Job Creation branch of Manpower. It was a real hassle, a headache to try to keep two programs going at the same time as building a house. So it was a very difficult situation that we found ourselves in.

There is always the problem of who selects the people that get their houses built and the program has changed into a HAP program and the same problem exists. Where right now there are six houses to be built in Simpson but we have money only for materials and the materials have all arrived but there is no money for labour. Some of these people do not know how to build their own houses so we run into difficulty there. There is an attempt to start the houses but the way it is going it is not going to go very far. We have been informed that Indian Affairs is going to be providing money for labour on that program. Kevin Menicoche can speak on that because he knows more about it.

MR. KEVIN MENICOCHÉ: Kevin Menicoche, band councillor. At the beginning of this fiscal year, Indian Affairs indicated that there was some money for the labour component for these HAP houses that were to come along. It is called the Employment Initiatives Program.

Initially what they wanted was to hire very cheap labour, something like \$170 a week and Fort Simpson is in a highly employable state this year because of other people visiting and all and it would be very difficult for us to get good labour at basically the minimum wage. What we did was we submitted our proposal and we have been recommended something like \$17,000 per unit, but that too is very slow in coming. Three-quarters of the building season is over. We received six HAP units this year and right now they are still fixing up the gravel pad and that should have been done in the springtime. Most of these recipients are single mothers and they do not have the necessary skills to pour cement, etc., but we are still waiting for the funding. They told us it would be in last week and that was the best we could have hoped for but now we have to wait an additional week.

One of the things that the band council has been discussing is sort of a package deal where the material and labour component money comes together as a one shot deal. That is the present difficulty we are having right now, we are not even sure if the walls will be up by the end of September now. That is all I have to say for now.

CHAIRMAN (Mr. Pudluk): Any questions from the Members? Red.

MR. PEDERSEN: Thank you, Mr. Chairman. In some of the other communities we have been to it has been emphasized many times that housing is not a program of merely providing shelter but it is a much, much broader program than that. It is probably one of the most important, if not the most important social single factor of the social development of any community. It affects school attendance from overcrowding, certainly health and everything else.

There has been some suggestions that rather than leave it to local housing associations, that is too narrow an avenue because really what they are is a tenants association and we were told today, for instance that there is no board of directors of the local housing association. You only have 35 people eligible to be on it if they are not in arrears and because of arrears they are not eligible. There has been some suggestion that the control and planning of housing should come under the municipality. In Fort Simpson, I believe you have a relationship between the municipality and the band council. Could there be one organization in Simpson that could handle the planning, even to the extent of recommendations and type of houses, etc.?

CHIEF JAMES ANTOINE: There are two councils in town, the band and the village. We have had a working relationship with the village for a few years now. Our relationship is very good at this time and we do have joint council meetings, not on a regular basis but whenever it has been requested. We do realize that there will be times when we have differences in our opinions but

MEETING WITH FORT SIMPSON BAND COUNCIL

CHAIRMAN (Mr. Pudluk): We will be having a public meeting tonight at 7:00 and if you guys want to come back you can, but we want to get your opinion on housing first. When you speak please tell us your name because it will be recorded. Please go ahead.

CHIEF JIM ANTOINE: I am the Chief of Fort Simpson. We do not have anything formal prepared but I would like to say on behalf of Fort Simpson I would like to thank you for coming to Simpson. I know this problem of housing is a very important one and it is time it is being dealt with, especially the way you are doing it, taking it back to the people. That is the way to do things, I feel. The housing problem in Simpson, we have been addressing it for many years now. I think since 1974 when I first got involved as a chief here, we are finding out first of all how we can deal with the housing problem, even then people were coming to us and asking us how we could deal with the housing problem. Since that time it seems to have gotten worse instead of better. So to bring you up to date on the housing situation I think we will go back into a little bit of history.

You all know that there was a treaty signed in 1921. I am going to use that date as a reference point. Prior to 1921 the majority of the people were living in their traditional areas along the rivers and there wasn't that much need for houses in Simpson at that time but everybody had their own houses out on the land. There are people from the band that still live out on the land, they do not have houses in town. They come to town in the summertime and live in tents, their permanent houses are out on the land. Some people do not even have tents in town, they just come in for the day and out again at night. There are not that many people living like that but there still are quite a few.

All the Dene were living like that before 1921 but as of 1921 when the treaty was signed -- the government people who do research into the treaties are telling us that the point on housing is not in the treaty. But our elders have been telling us since 1974, some of them have passed away now but the message that we got and this information is evidence to Justice Morrow when he had that caveat hearing. It is in the records there and some of our elders have testified under oath that they remember promises made under housing, that houses were going to be provided to the Dene people. According to the treaty now they are saying that there is no mention of it but our position has always been that this was a promise made during treaty negotiations and it has to be dealt with.

So after 1921 some people were moving into town, there were some Indian Affairs houses being built. I am going to use 1963 as another reference point. In 1963 there was a flood and some people were living on the flats in houses provided by Indian Affairs. These were pre-1963 houses and during the flood a lot of them experienced flood damages. What happened is that there was a switch of land with Indian Affairs and the missions and the area here where most of the people are living now used to be a big potatoe field. Indian Affairs had the land for the Dene people and it was switched with the mission. So in 1963 there was a lot of three-sided log houses built. These are the houses that you see over here, they were built in 1963 but some of the houses experienced flood damage, pre-1963, that were dragged off the island and placed over there, there are still a few of them in use there as well as on top of the hill, behind the Sub Arctic Inn, in that area there.

So we have Indian Affairs housing and most of these pre-1963 and built in 1963 were not built on cement footings so all the floors are rotten. To repair these units it will cost a lot because of the village by-law that states that anybody building or repairing houses on the island have to hook into the sewer system. Most of these houses that are heated by wood or space heaters, so you will need a better heating system once you repair these units.

What I am talking about now is Indian Affairs houses that the majority of the Dene in town are living in. The majority are wood heated, no running water, no sewer. We have tried to use existing programs to repair these units, but the only program we could hook into was the ERP, which is about \$3000 per unit, this is a one shot deal, these units need more repair than \$3800, \$3800 means material and labour. So in order to repair these old units we are looking at more than that. We need a water and sewer system in there so we would be looking at a heck of a lot more. That is one type of housing we are living in.

I just presented mainly the facts of the housing situation but in our discussions we also talk about all the different implications of housing. We have tried to deal with housing in Simpson, we had a workshop last summer where we brought in different people from CMHC and the Housing Corporation. We did make recommendations but it was never carried through.

The band is certainly interested in housing. We also did a community survey two years ago and the number one priority was housing from the people of the community. Personally I do not see any problem in taking on the home-ownership program if that is the way it is going to go because we certainly need that.

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

MR. PEDERSEN: On the home-ownership program. Through The Valley at least I think we have all gotten the impression that people feel that the housing problems of the future should be solved through some form of home-ownership program rather than a rental program. I think the suggestion is that perhaps even all the northern rental houses should be turned over to the present occupants at a very accommodating rate, as home-ownership houses, to get the corporation out of it. To get the administrative overhead away from it and then possibly some sort of grant provided to fix them up to a reasonable standard.

For new houses, I am getting the impression that some sort of an enhanced HAP program with a labour component built in -- I would like to get some comments from you on two things. First of all, what is a reasonable amount for labour and materials to build a reasonable house and secondly, if we had a program such as that, you mentioned that the people getting the HAP units right now are not capable of building them, would an organization like the band be able to set up the construction arm? Because if we are looking at a program that is going to provide adequate housing for the population, not only now but for the future and particularly for the many young people who I am sure here, like anywhere else, is living with their parents when really they would probably like to live in their own accommodation. I think we are looking at a tremendous employment generating opportunity as well. If you have any ideas on dollar figures that you could provide us with it might be helpful. I am not saying that it will be a recommendation but it certainly is something, I feel that I am gathering from this trip.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. DONALD ANTOINE: My name is Don Antoine from the Fort Simpson Band. Just to discuss further on what Jim was saying earlier about the workshop last August. What we tried to let the people and different agencies know was that we were interested in going in the direction of forming a whole new program on the side, just to take care of housing, in the way of single source funding program, where we would get labour, and materials would come about half of the amount to build a house, materials would take up about 50 per cent.

We have been throwing some numbers around but in general we are looking at a five year program where we can build something like 50 houses. That is with single parent families, we were also looking at single mothers in different apartments within the community.

On a dollar figure on a house, I would not really know exactly what it is going to cost but we figure about \$50,000 and that is including freight, equipment rental, gas, labour funds and materials. In the community here, there are people to administer the program. Definitely we can have a training program within that package and also we have our own materials up here.

One of the problems that we always had in regard to materials was that it took too long. Materials really ticked off a lot of people when everything got rolling and we ran into this little northern policy where we had to wait an extra month or something like that for somebody to okay it from people out of town. A lot of the problems stemmed from people in government offices out of the community. Upon immediate occurrence, I guess, when we receive paperwork or anything like that, the field work is done, the work is done, the paperwork is done and we send the information back and we never know when the next time is going to be when we will hear from them. That is one of the problems we run into all the time. That is in both repair programs and building programs.

Materials just came in not too long ago and summer is almost over and we are still waiting for basic materials like cement. The transportation of materials really stalls the program which in turn puts us on the "no-good" side.

Maybe I can just give you an example. We had received some funds through the emergency repair program. All summer the houses never got repaired and sometime in the winter I received a letter from someone in Yellowknife saying that they had finally awarded the supplies to Igloo Building Supplies when we would have had the stuff here a week after everything that got finalized. So, you see, that is the kind of problem we run into in the office. We go back to the people and tell them that it is coming and everything and we are on the bad end of the stick and on top of that we try to tell them that it is not us that is doing that. It is somebody else.

I think changes should be made within policies because the people themselves are suffering and somebody out of the community does not realize the seriousness of it. What we were really striving for in August was to try to set up some sort of exploratory meeting where all these different funding agencies can sit together and find out who has what to offer. How we can work out a reasonable rate at what we can build a house on. It would depend on different sizes of families, etc. We were basically striving for a long-term program where we can build 50 houses for the people around Simpson.

That is all I have to say right now. I would like to pass on some information to all of you, it is basically stats on some housing in Simpson. There are stats there from 1982 from a study we did but it is slightly off right now because the mobility of people and the increase in population and whatnot.

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

MR. BALLANTYNE: A couple of things, Jim. I found your opening comments very interesting. I think one of the problems we have to recognize is that the Housing Corporation is limited a lot with the working relationship with CMHC. The CMHC programs are not very flexible because there are essentially southern programs that are superimposed on the North. I think the point that you were making is very crucial is that we have to establish a federal government responsibility for housing, for aboriginal people in the Northwest Territories. I think it is important along the line because in every community we have gone to and Eliza has had her own experience when the federal government has promised certain things. For instance, if you move out of your house into ours, you only have to pay two dollars a month rent and they have not lived up to it. So, somebody is going to have to get those statistics together and to build that rationale that CMHC has to look at the North and provide much more flexible programs in the North. I do not know if it should be us doing that or if it should be you going to the Dene Nation. We will be talking to the Dene Nation also, but I think we have got to get that ammunition to say the North is different. The federal government has a responsibility up here and we need some very flexible program up here in order to provide housing in the North.

The second thing is that everywhere we have gone we have heard people want more local control. I think this committee is very sympathetic to that idea of local control. Right now, we have not decided what our recommendations are going to be but we are looking at possibly restructuring of the Housing Corporation. One of the ideas that we have been floating around is perhaps the Housing Corporation should essentially just be a funding organization and perhaps provide some expertise. And that the local municipal councils or band councils should actually be the ones that are making the decisions, that they are actually the ones organizing. I think your five year plan is what you are talking about. I do not know what you will think of the idea, perhaps the Housing Corporation could be the ones to put together these programs in a package. Then, you as a band council could go to them and say, "Look, we want about 50 houses." They are the ones that get the labour components involved and they are the ones to get the materials and they will be able to provide some package to the band council. Would you see the band council being interested in actually taking over?

I am talking about everything, from the planning right through to the actual construction of it, whether you are using local expertise and local people -- one of the important aspects of housing that we should not forget, in every community, housing is going to be a big economic development factor forever. There is always going to be houses built and I think that the people in the community should get the full benefit of employment and business opportunities. But do you see something like that idea, have you thought of anything like that, do you see any sort of positive aspects of looking at it that way?

CHIEF JAMES ANTOINE: Yes, we were looking at that and we were also looking at actually administering the whole program, in turn creating employment amongst the people. We are looking at something similar to Fort Good Hope, they have that one package deal also where they administer their own program and build their own homes at their rate.

MR. PEDERSEN: I think we were looking even at an extension of the Fort Good Hope program to the extent -- I think what Mike is suggesting that the corporation perhaps become strictly a funding agency. That they would not be allocated, if it was approved, say 10 houses a year over five years, they would no longer be providing you with a building package as they are doing now, they would be providing you with a financial package and you would order. Total decentralization of it.

In fact in Fort Good Hope it was brought up that that is what they wanted. They wanted even to be able to go out, once they had their financial package together for design of houses to whomever they wanted to design them.

CHIEF JAMES ANTOINE: That is the sort of direction we were trying to go a few years ago. We have tried to do that but with the northern policy and with government involvement of northern preference, that got shot down by the Housing Corporation. We had our own lumber supply lined up, we had everything lined up but what the government program did was that it kind of slowed us down and took all the control right out of our own hands. So what is being suggested here that the Housing Corporation become a funding agency, I think it is a good idea. Then the band and the people in the communities could be able to plan the type of houses that they want or to purchase their own material and they'll have their own program.

I would also like to mention the five year plan that Donald has been talking about. We brought this up to the Housing Corporation last year but we wanted a commitment from them for about 50 houses in the next five years. So many houses a year, and with a single source funding with a package deal like Fort Good Hope. They informed us that they do not know how long they will be in existence or what the program is going to be next year, so, they could not commit themselves for anymore than one year. The reason for that is that we have people who have applied for HAP houses last year, there was over 30 people, and we have only six houses to allocate.

Donald mentioned that we are on the bad end of the stick because we are the people that get all the shit after the decision has been made that only these six people are going to get it and the other 24 people are not going to get it. So, if we know ahead of time, like five years ahead, that there is going to be 50 houses, we would know who is going to get the houses every year and then people could start planning. That would work out a lot better in the long run, because the way it is right now, we do not know how many houses we will get next year or if we are going to get any. It is a real problem to plan.

MR. DONALD ANTOINE: Can I just elaborate on that? When we received the grant to build five houses in 1980, when we first received the SSHAG program, it was a pilot program and at that time we had trained at least 20 log builders and now they are still roaming around on the streets waiting for a job. They are home builders and we have the expertise to build the houses and we have the materials but now we just need the labour funding. The training program in 1980 is like a waste and about the only alley we can use to obtain funds to complete some of the houses that are half done right now is through one of those LEAP programs and we just seem to get the run around here and there.

One of the things that I would like to let you know is with regards to the Mackenzie Manor. It seems that nobody knows within that department of CMHC whose boss is who. Because a lot of native people have gone to the manor for an apartment and a lot of these people are working, I am sure they could pay their rent. The manager here says "Well, we will just have to wait for a decision from Yellowknife", and it takes six months. We have been in contact with a fellow in Yellowknife and he says "The man in Simpson is the boss and he makes the final decision". This has been happening for years since the present manager got in. A lot of people have been discriminated against. We have started to gather information on attitudes and stuff like that, and we have had discussions with the RCMP and with a lot of other people that had experience dealing with him. We have written letters to the Commissioner and also to his boss, to the head of CMHC and for so long nothing has been done. There is still native housing shortage and there are apartments there that are empty that he just does not want to rent out. So, we really try to address that because there are a lot of single parents around that are in need of homes. Some of the homes that people are living in are two bedroom houses with no electricity, water or sewer.

I have talked to the health inspector also and if he were to condemn houses in Simpson, 40 families would be without a home. He could not believe this himself. So, these are the problems that we are trying to address to the committee and try to alleviate the housing shortage as fast as possible.

MR. BALLANTYNE: I wonder, would it possible to make whatever letters and information that you have on this matter, available to us and then we can definitely look into that? Anything you have at all on housing, whatever, any research you have done. If you could make it available to the committee, it would really help us a lot.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Mr. Chairman, my question is directed to Chief Jim Antoine. You mentioned about a lot of people not living in town and pursuing the traditional way of life. In all of the communities that we have been to, I have not heard anybody mention anything about cottages or country homes. There is no such program right now and I do not know whether it would be under CMHC or not but is this something that could be pursued to other than just local houses at the local level. You know, there should be programs for people that do live out in the wilderness.

CHIEF JAMES ANTOINE: The people that live out on the land, they say their permanent address is out on the land. For example, at Willow Lake River, there are about three or four houses there and the people living there do not have any other place. As well there are two families that spend the majority of their time out on the land. Their permanent address is not Fort Simpson. These are the type of people I am talking about, like the Mouse family out by the ferry crossing, they need a house real bad. They have a little shack and do not want to live in town.

I think the program should be open to people like that not only for people living in town. There is an outpost programs but it is just for a trapping cabin, that is all the outpost grant is for. And these people want to have their house right out on the land and I do not see why they are not eligible for a regular house because they do not live in town. I think they should also be eligible for the same type of housing as anybody that lives in town.

MR. GARGAN: My other question is with regard to the rent scale. Whether you are living in public or northern rental, the rent scale is 25 per cent of your gross income. I do not know whether it is fair or gives people the incentive to go out and work if they are going to take a big chunk of your salary towards rent.

First of all whether you think the rent scale is fair or should it be based on the condition of the houses, the type of houses, the geographical area, the economics of the community and also maybe the operation and maintenance of the house? Should it be based on that or that 25 per cent?

CHIEF JAMES ANTOINE: I cannot really address that because I do not live in such a unit.

MR. GARGAN: It will probably be addressed tonight then. The only other thing I wanted to mention is that in some of your statements you mentioned that the Housing Corporation should change its policy. I guess what we are here for is to change the whole structure of the corporation, whether we do it with the policy or not it really is up to the communities and any kind of recommendations that you come out with tonight will be considered. Just like the funding agency part of the corporation, that kind of recommendation we would like to hear.

CHIEF JIM ANTOINE: There are a lot of different ideas we do have on housing but the way the Housing Corporation is structured, Donald touched on it a little bit there in saying that it is very inefficient when it comes right down to building houses in the community. The problem that I see in Simpson here is that 10 years ago we wanted the home-ownership program. We needed log houses and they are finally coming around to having log houses approved which is good. But at the same time as we get more involved in housing in trying to deal with the housing problem. We realize the housing association is only in place where the program is offered so we have to go to the Housing Corporation and the way they are structured is they have a regional office in Hay River and headquarters in Yellowknife and -- to a point where we felt very desperate and would welcome any type of housing that the Housing Corporation had to offer.

So, I went to the housing association when we did have a board and met with them and asked them to request additional low-rental units. I know motions were made to have more low-rental units made available at that meeting because I was present. This was to alleviate the housing problem and it went to the Hay River regional office and that is where it stopped. It was never forwarded to Yellowknife. What happened here is that we are getting very little home-ownership programs to deal with the problem and it would help if we did have additional low-rental units, I thought at the time to alleviate that housing shortage problem. Because what happens here is that we have about 31 low-rental units, there is a housing shortage in town and there is a battle over each low-rental unit that becomes available. This causes hard feelings in the community and at the same time there is very limited home-ownership houses being made available every year and like I said over 30

people applied, six people got it, 24 people are very upset at the six people that got it plus at the band, so it causes more hard feelings in the community. It is creating more problems than trying to solve that one problem we were trying to deal with in the first place. In this way we have to have more houses as soon as possible. I do not really care what type of houses we get at the present time.

There is overcrowding situations in the houses, there are up to 15 people living in one little house in some cases. These are the houses that have rotten floors, no running water and sewage. That is the type of conditions that a lot of people in Simpson experience and it certainly has a big effect on the social condition in a community. When you live in a situation like that, if one member of the family decides to go out and get drunk then it disrupts the whole household. It is a very awkward situation and it causes a lot of social problems as well.

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

MRS. LAWRENCE: I have a couple questions and a comment to make. You were saying about ordering for materials and that it is taking so long to arrive. Do you feel that it is at the district office that it is taking so long?

CHIEF JAMES ANTOINE: That is where everything goes, to Hay River. Yellowknife has nothing to do with us, it is all out of Hay River.

MRS. LAWRENCE: You also mentioned housing before 1921 when people use to own their own homes. I was brought up in a place where my parents owned their own house. When they decided to bring in the housing program into the Territories, they were promised a home for two dollars and month and over a period of time they would own it. In the meantime they destroyed their original homes that they were in which were quite liveable homes and better built homes that are standing up now. Did some people experience that too around here because I remember when they moved my parents out of that house and their rents started going up and up and then when my Mom died, they tried to kick my Dad out and in the meantime they also said that they lost the policy so they did not know what we were talking about.

Also the policy that is being made too. I know in Fort Res they got a lot of lumber and stuff like that but for some reason it has to be purchased from different companies, for instance Igloo Building Supplies in Hay River, so Fort Resolution was losing out. That policy is changing slowly too, so they can purchase the lumber from there as well. So, that we are promoting the economy of the communities.

I know Gerry Cheezie is sitting on the Housing Corporation board and maybe people like that could help us change the policies so things could be better because we are not meeting the needs of the people at the community level at this time.

CHIEF JAMES ANTOINE: Eliza, what you said about what happened to your parents, that same thing happened here. Once the low rental program first came in, a lot of people gave up their own homes to move into them for two dollars a month. In exchange they gave up their houses and a lot of times these houses were destroyed right away. They were not made available for another family which they could have been because a lot of these units were fairly well built. It was the government that was involved at that time and it did fool a lot of people and once the rent starting going up these people had no place to go because their old houses had already been destroyed. That did happen here.

MRS. LAWRENCE: The Mackenzie Manor you mentioned, is that owned by CMHC?

CHIEF JAMES ANTOINE: Yes.

MR. BALLANTYNE: You were saying the problem you are having with the allocation of housing, for instance the six HAP houses that are being built this year. Who actually decides who is going to get those right now?

CHIEF JAMES ANTOINE: That is a funny situation there because some years we decide but the last few years the district office in Hay River decided.

MR. BALLANTYNE: Would you rather that the band council decide who gets them?

CHIEF JAMES ANTOINE: Like I said if we had a five year plan where we know we are going to get 50 houses, yes. But if it is like now where we do not even know if we are going to get anymore units next year and if they are only going to give us two then I would rather that the government decide.

---Laughter

MR. DONALD ANTOINE: What we were looking at within this five year program was basically based on need. We looked at the family situations, how large the family is and who needs it the most. One of the problems we ran into in deciding who would get the houses that one year we did make the decision -- we had to basically write down all the names and who needed it the most. Then this year when we found out we were going to get five houses, we got a list of the people who were to get the houses. The band had no input as to who was going to get these houses. I really do not know how things are being run right now.

CHIEF JAMES ANTOINE: We did not decide who will get the houses but the band ends up running around looking for labour money, doing the paperwork and running around for Indian Affairs. So what happened here is somebody had to do it and we were in a position where we could do it so we are doing it right now.

Like Donald said, summer is almost over and only very recently the materials arrived and now we are waiting for labour money. That labour money is a "make work project" and you cannot get a decent carpenter with those kind of salaries. We want to get away from that, we want to go into the single source funding where the Housing Corporation provide the labour as well as material money. This is the direction I think we have to go in.

CHAIRMAN (Mr. Pudluk): Red.

MR. PEDERSEN: Thank you, Mr. Chairman. Jim, could we sum up the recommendations in three short phrases called "single source financing"; "five year plan"; "local control"?

CHIEF JAMES ANTOINE: Okay. We are saying five year plan but if we could get 50 houses in five years we would be satisfied with that but it has to go more than five years. Five years ahead at all times.

Another good reason for that is that a lot of people would like to build homes with logs and right now we do not know how many units we are going to get next year and we do not know who is going to get the units. And you have to cut the logs at least one year ahead of time so that they can dry properly. Everybody that knows they are going to get a house two years from now then they start their planning now and be ready in two years.

I am building my house right in the bush and I have to clear the land, build a road into it and you cannot do that in one year so you need a lot of lead-time to prepare for your house.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? Mike.

MR. BALLANTYNE: This idea of who allocates. In one community we visited the way they came to grips with that is they had a public meeting with everybody in the community and they established criteria without mentioning any names and getting the community to agree to certain criteria with a point system. Number of kids is so many points, condition of your house is so many points, etc. Using that it takes the band a little bit off the hook as far as not being accused of favouritism because there is a point system there. Do you see that as maybe being an appropriate way of doing it?

MR. DONALD ANTOINE: Yes, we looked at that but we also looked at basically who needs it the most. Some houses are condemned and have large families and those are the priorities we looked at. That is basically how we were going to do it.

On the band's part of the criteria within the present program, we do not have any problems because basically they just tell us that "You guys should secure lots" and we do not have any problems with the village in trying to secure lots if we want to. And also we could get the logs on site and the labour money and work within their criteria after that. After that it is basically two ends into one ball game but one end is sort of striking out at times.

MR. BALLANTYNE: On a broader scale, there is another problem. No matter what happens there will not be enough houses already built for every community in the North for a long period of time. So, there is a very major difficulty of which community gets how many houses.

And right now the Housing Corporation decides that and we have never been able to find out exactly what criteria they use to decide that Fort Simpson should get six and Fort Goud Hope should get three. It seems that whatever MLA yells the loudest or whatever chief is the most aggressive seems to be the way it happens. Do you see perhaps a better way of doing that is that for instance in your regional organization that in the region the Housing Corporation can say "Okay, we have in a given year, 60 houses for this region" and that the regional council decides among themselves those communities how those houses are allocated over a period of time. Would that be a better way of handling it than the way that is happening right now?

MR. DONALD ANTOINE: What we are just basically looking at is where we could decide on our own who gets the houses because we are the people that live here and we are the people that knows who needs the house the most right now. If you bring it on a regional level then you would have to include other communities within the region and it would sort of broaden everything. That is a good point but we are looking at local control, doing it ourselves.

MR. BALLANTYNE: The problem is that every community we go into has just as pressing a need for housing as Fort Simpson does. If everybody said "We want to decide for ourselves that we want so many houses", there will not be enough houses to go around. So there has got to be a better way of allocating it than is happening now. That is the reason I asked rather than the Housing Corporation deciding that perhaps the communities in a region can get together, learn about each others problems and out of that trying to decide how many houses there are to go around. Because there just won't be enough for everybody to get everything that they want.

CHIEF JAMES ANTOINE: We have been pushing for houses in Fort Simpson but at the same time there are other communities in this region. On thing I would like to know is will you people be going to the smaller places like Jean Marie River, Trout Lake, Nahanni Butte, Wrigley, Liard and Kakisa Lake?

MRS. LAWRENCE: We did not get a request to visit from Liard and that area.

CHIEF JAMES ANTOINE: To answer your question, I really do not know how the Housing Corporation was allocating houses but I do know that they were allocating it by the regions. I think they were dividing the budget equally, half to the North and half to the South.

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

MR. GARGAN: Thank you, Mr. Chairman. I guess it varies between districts because I know I met with the district office in Hay River and I believe they are getting a cut in their housing allocation this year. So I do not know how they are operate because different areas say different things. For example, in the Delta, some people are making \$30,000 could not get into the rural and remote money to build their own houses but then again when I went down to Hay River and they told me you have to make money between \$22,000 to \$25,000 in order to obtain that loan or whatever it is. So, different regions are saying different things. There is no real territorial answer for for why these different people say different things.

CHIEF JAMES ANTOINE: I would just like to introduce Eric Menicoche. He is one of the band council members.

CHAIRMAN (Mr. Pudluk): Anybody else have questions? Kevin.

MR. KEVIN MENICOCHÉ: Last year when I was driving around with Tom Beaulieu, he indicated to me that the distribution of houses for this region was being done on a point system. There was a lot of people chosen that already had an apartment or a fair home and there must be at least 30 families without a home and yet these six were chosen.

In just sort of changing the topic regarding housing. In Inuvik the GNWT gave out some apartment homes and we never did find out about it until we saw the tender contract for it. That sort of ticked off the council that the GNWT was doing those kinds of things and why wasn't our region looked at in that same light. I do not think the GNWT should cross borders like that and disrupt the whole allocation system. We sure wouldn't mind some apartments for our single parents or others that need two bedroom accommodation.

MR. GARGAN: Just going a bit further on what Kevin was saying. That point system is quite true with regard to what you just mentioned. It is not really the needy that are getting the houses based on the point system. The point system is based on really your record such as if you paid your rent regularly, if you are employed and all that. So, it is true what you are saying, it is not the people that need the houses that are getting it, it is the people that do not need the houses that are getting it.

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

MR. PEDERSEN: Mr. Chairman, on that point system there is of course another factor too and that is as long as you have an under-availability of houses being built, the point system really does not help you a great deal if you end up with 50 families each with 50 points on whatever the scale is. And then the local body gets the grant opportunity to decide which five of those 50 are going to get it, you are in the same problem you are in now. You get the control of something when it is an unpopular decision only and you end up as the bad guys. The point system might work fine but only if there was an adequate number of houses to allocate.

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

MR. STEVE MOSES: My name is Steve Moses. I would like to bring up one concern of mine that I experienced in the last couple of weeks. I had one of those SSHAG units and there is a problem there with no labour money so what I am doing right now is still working on it with no carpenter experience and it is taking me awhile. In the meantime I have tried to get a place in town for the last couple of months, for example at the Mackenzie Manor. I have been going out and get a place and his answer was "Yes, no, yes no" type of thing until he really got out and said that "There is 30 people ahead of you" and that there is no hope for me type of thing.

I have a family with three kids and I have been running around town here looking for a place to stay. I finally found a place that belonged to Charlie MacDonald that use to own it through one of those home-ownership programs. He is presently in Fort Smith and because he is not coming back he is going to be giving that house back to the Housing Corporation and they have asked me to give them the keys back by the 15th. It is going to be another six months or so before I can finish and move into my house. I was wondering what will happen in the meantime if I have to move out of this place. I have been phoning them but I have not got an answer back. I phoned Nick's office about it and they were supposed to get back to me. But these are the kinds of problems we are running into here, there is a real shortage of housing.

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

MRS. LAWRENCE: Were you aware that there was apartments available in Mackenzie Manor?

MR. STEVE MOSES: Yes, there was, but he was saying somebody had already took it and because of my family I needed a two bedroom. There was single apartments available. I felt I was discriminated against because he is that type of person, he is real hard to deal with.

MR. DONALD ANTOINE: One of the things that stalled progress on housing in Simpson was a study done by Statistics Canada. They went around the community two years ago and they went to all the empty units, they went to the apartment building, they went to all the bachelor apartments, all the trailers that were empty and they came up with a figure of something 3.2 per house. We went and did our own study within the band list and the Metis Local list and we come up with a figure of an average of 7.4 per house. About 75 per cent of all those houses were condemned.

So, you see what we were trying to tell the workshop last August was that Stats Canada just basically said that "Oh, Simpson is alright, they are okay in our records." So that is one of the things that really stalled us. Somebody coming from out of the community and sending us forms saying we are okay in housing. We sort of looked at that point system but it has stalled us also because we are basically looking at need and initiative. I forgot to address Eric Menicoche, our sub-chief of the band.

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

MR. GARGAN: Thank you, Mr. Chairman. I wonder if there is any possible way that we can get our co-ordinator to get the manager of the apartment building to appear here tonight?

MR. DONALD ANTOINE: One of the points that sort of helps us with a submission or whatever is the fact that there is an average of two fires per year. In those fires there were families living in the houses so they are forced to move with their immediate relatives and that is one of the factors that Paul Gammon, the secretary manager and I were talking about. Two per year, that leaves a lot of people homeless now. It builds up after awhile. I was just wondering if it is possible in some way where this special committee can go into the smaller communities around Simpson?

MS PENNY AUMOND: We haven't received a request from any communities in this constituency other than Fort Simpson to come in and hold public hearings and the way the committee works is that we can only go where we are invited. We cannot impose ourselves on a community. So I would say that we do not have a request to respond to anywhere else at this time.

MR. DONALD ANTOINE: Well at this time I would like to invite the Special Committee on Housing to go into Wrigley, Trout Lake, Fort Liard and Nahanni Butte, Kakisa Lake, Providence and Jean Marie River.

---Laughter

MS PENNY AUMOND: We are going to Providence and Kakisa.

MR. DONALD ANTOINE: Jean Marie River is part of the Simpson band and they have a sawmill there and the whole community is supported by that if it is run. So, we were also looking at that because they are all loggers in that community and they have been doing it for years and years and surviving on that sawmill. It is their main employment.

CHAIRMAN (Mr. Pudluk): If we were to go there we would have to stay here overnight and we do not have hotel accommodations so we would have to go there some other time. Red.

MR. PEDERSEN: Mr. Chairman, we have a commitment to the other communities already on our agenda. Fort Rae is expecting us tomorrow afternoon. I think it is fairly close proximity out of Yellowknife, maybe we should try to organize a separate tour and come by Fort Simpson and maybe pick up one or two members of the band here and continue onto the smaller communities within the Fort Simpson area and do them on a separate trip. I would prefer that because I would not like -- I would very much like to go to Jean Marie River and the other places particularly where the sawmill is, but I would like to have a little time to look at it not just 15 minutes in each.

CHIEF JAMES ANTOINE: There is another thing that was not really uncovered here that I mentioned earlier and that is the old Indian Affairs houses that need repairs. Will you be making recommendations about those type of houses too?

MR. BALLANTYNE: Actually I was going to ask you a question about that but looking at the list right now there is 30 northern rentals, five public housing and seven senior citizen homes. How many of these houses you are talking about are involved here?

CHIEF JAMES ANTOINE: There is quite a few.

MR. BALLANTYNE: And the people actually own them?

CHIEF JAMES ANTOINE: Yes.

MR. BALLANTYNE: I think that when we are looking at some more flexible programs from CMHC and that would be the way to look at that one. Because they do not really fit under any of the programs that they have.

CHIEF JAMES ANTOINE: For most of these houses we got the small ERP program and that is a one shot deal. Once you have used it you do not get anything else, but we had to go for the EARP program because they needed some immediate repairs but they need a heck of a lot more than what was provided. All I wanted to know was if you would be making recommendations on those type of houses as well.

MR. BALLANTYNE: This is a very broad mandate that we have and we will be looking at all aspects of it. They are going to have to look at so many different problems that they don't have in the South but they are going to have lots of flexibility in the programs to be able to handle all those problems. So we will definitely be looking at it.

MRS. LAWRENCE: I think any recommendation is possible but we need direction from you people to give us your views and concerns. In our interim report in November we will be considering some really serious ones that are brought to our attention. But at the same time we certainly can include into our recommendations for the next recommendation that we make. Also every time we travel like this we make plans for two weeks travelling. This time it is a 10 day plan and all this week and next week we have a community to go to. So, maybe we can fit in Liard and Wrigley on our next plan for our next trip.

CHAIRMAN (Mr. Pudluk): Sam.

MR. GARGAN: Thank you, Mr. Chairman. I guess the recommendation has to come from you especially the old Indian Affairs houses, even if we could get a guesstimate. What is going to happen is if we leave it up to CMHC again they are going to give you just as little as they can. But if you were to say how much it is going to cost to repair some of these old Indian Affairs houses then we could base it on that.

CHIEF JAMES ANTOINE: The old houses that I mentioned, the pre-1963 houses, a lot of them have gone through the flood are pretty well all condemned but people are still living in them. It would be pretty expensive to repair these, I think it would be better to built new units. Houses built in 1963 or after a lot of them are in pretty good shape, they just need new floors, probably re-wiring and some of them wanted some plumbing done. So you are looking at at least \$15,000 per unit.

MR. DONALD ANTOINE: The Indian Affairs houses that Jim was referring to, I have a brother that experienced trying to repair one of them. He tried to jack up the house and the whole floor fell apart. A lot of those houses that went through the flood, they froze right to the ground and then they rotted like that and if you jack up the house the floor stays there. Some of the frame houses that were built before that were insulated with sawdust and over the years the sawdust moistens down and half the house is not insulated. It is bad enough to try to make a living and then have to maintain a house like this and heat it. A lot of these houses are pretty run down.

We did a sort of scenario on the list of the people living in each household and stuff like that and we came up to an average of something like 25 homeless families. People living in other peoples houses and so on. So that is where the problem starts.

MR. GARGAN: I do not know what your attitude toward your houses around here are but would say that they are using the cheapest grade lumber, the cheapest type of windows, etc? I think most of the houses have two-ply windows rather than triple and even for plywood I do not think they use the most efficient quality material that would save heat. I know in Providence, for example, a lot of the windows frost up in the wintertime basically because they are one or two-ply and that is not good enough for up here.

MR. DONALD ANTOINE: That is one of the problems we have encountered when we ordered materials and supplies. We do not know what is going to come, how much is going to come and we do not know when it is going to come.

MR. GARGAN: I am talking about the houses that are there now.

MR. DONALD ANTOINE: Okay, we ordered some supplies. Lets say, for example, through the EARP program, we did not know what kind of supplies were going to come and when they were coming and they came to late and half the stuff still never came in.

So people out of the community administer, take care of all the money and just say "Here, there is some stuff here" half a year later. In turn, their reports says that "Simpson's ERP program was a failure." That sort of puts us on the bad end of the stick because somebody is creating problems for somebody else.

MR. GARGAN: You still did not answer my question. I was referring to the houses that were just built recently, before 1974 and the material that you did get through northern rental, the housing corporation and the public houses. Most of the material that comes in to build these houses, I was just wondering whether the quality is good or not. That is what I was referring to.

MR. DONALD ANTOINE: Some of the quality is good and some of it is not.

MR. ERIC MENICOCHÉ: Eric Menicoche here. I guess I missed part of the meeting here, but there is one thing that I would like to say, and that is the question that has always been here, is that we have always needed houses, and there is no problem there. The problem is that we need programs like you are saying here. There is a council here and we have our own responsibilities and our own little jobs, but we do not have any people working 24 hours a day on the housing problems. We do not have any infrastructure to handle -- at this meeting, if we had our own people involved that were involved in strictly housing we could have come here with a pretty good package to show to you. It is true that we need houses, but I think that we also need human resources people to run these programs. We cannot volunteer our services all of the time, so I think that if the government is willing to listen or help us, they should have some funds available for us to do a proper study on our housing problems.

It seems like we are always being put in the position of reacting all of the time, so it would be good to have our own programs, our own people running our own programs with an action plan saying that this has to be done in the next five or in the next 10 years, instead of everytime there is a problem with one house, everyone reacts. So I think that if the government is going to understand us, I think that they should help us out financially to hire our own people to handle the housing problem.

MR. KEVIN MENICOCHÉ: Just adding to Eric's point, if Fort Simpson is to get a program manager it would be nice if he was directed to work more closely with the band council. Presently, as it is, we hardly see the secretary manager in band council meetings and right now she is in the process of handing out eviction notices left and right, and we are not notified about that. There are all of these three or four families in these low rental units, and they are all scared of what to do next. The point that I would like to make is that the manager should work closely with the band. We can utilize the resources until such time when we can comfortably take over that program.

CHAIRMAN (Mr. Pudluk): Sam.

MR. GARGAN: Thank you, Mr. Chairman. Just to answer some of Eric's questions. It is true that the only time that housing becomes an issue is in a reaction situation. I guess we are here to address that issue, but as far as human resources go, maybe it would not be feasible to have one in every community where they have a corporation.

Maybe it is something that could be dealt with at the regional level. It would have to be a recommendation that would have to come from the floor on that basis, like maybe what we need is an architect or those kind of people. At the regional level there might be some of those people that might be able to help the Deh Cho Regional Council to shop around down south to get the best possible deal for the best quality material and that sort of thing. It would be sort of taking the responsibility away from the corporation and the association and putting in at the regional level.

CHAIRMAN (Mr. Pudluk): Eliza.

MRS. LAWRENCE: I would just like to make a comment. On the secretary manager, I understand that there is not enough people interested in sitting on the board of the housing association, because of different policies that were set upon them. It is my feeling that if you had a housing association, then you can have more say in it, whereas, this woman that is working under the Housing Corporation, she is not reporting to any local group. I think that a lot of this interest has to come from the local level to request that the band, or some agreement should be made so that some more direction and more input can be put into it.

MR. ERIC MENICOCHÉ: The idea that Sam brought up sounds pretty good, but what I am concerned about is that before you get to the regional level, I think that at the local level the people have to be more educated and responsible. Before you build a house you need a foundation so I think that most of our people here need the education to take over the responsibility of taking care of our own homes. Before you get to a real high level, people have to be trained at the local level first.

CHAIRMAN (Mr. Pudluk): Sam.

MR. GARGAN: Eric, I guess we are looking for suggestions and answers to the problems. We have had the problems for the last 10 years now, and we know what the communities have experienced. I think maybe we have educated ourselves to a point now where we are saying the corporation or the association are not working and that we have to find a new approach. Instead of alleviating the problem right now, I think that we have created more of a problem. The idea was good in the first place, to provide shelter for the Dene people, but as soon as it became an institution they forgot what the idea was originally for, and that was to provide housing for the people.

So, the Housing Corporation is sort of looking after its own interests, rather than the interests of the people it was meant to serve. So we are trying to find another avenue to look at to change.

MR. ERIC MENICOCHÉ: Well my opinion is that there will be no problem for the Dene council to handle our own housing if the finances are donated by the territorial government. There would be no problem there.

CHAIRMAN (Mr. Pudluk): Donald.

MR. DONALD ANTOINE: One of the things that we just realized in the last couple of years is that the local housing association here only does three things. They decide who gets the next house, maintain the house and collect the rent. It is just more or less a powerless body in the community that does not do anything. That is one of the things that I addressed in a meeting with Gordon Wray. I think that that is one of the reasons that nothing gets done within the housing corporation. It seems like the tenants in the buildings are getting more shafted than the people that are supposed to be helping them.

CHAIRMAN (Mr. Pudluk): Thank you for your presentations.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT SIMPSON, MONDAY, AUGUST 13, 1984

CHAIRMAN (Mr. Pudluk): First of all, I would like to thank everyone for coming out tonight. I would especially like to thank Chief Jim Antoine and the Fort Simpson Dene Band Council for inviting the Special Committee on Housing to hold this public hearing in your beautiful community.

The Special Committee on Housing consists of six elected MLA's and four alternate MLA's. We were appointed by the Legislative Assembly in February, 1984, to investigate the concerns people in the communities have about housing. I would now like to introduce to you the committee Members present today: Mrs. Eliza Lawrence, representing Tu Nedhe; Mr. Red Pedersen, representing Kitikmeot West; Mr. Sam Gargan, representing Deh Cho; Mr. Michael Ballantyne, representing Yellowknife North; and myself Ludy Pudluk, representing High Arctic.

Mr. Arnold McCallum, who represents Slave River and who also co-chairs this committee with me, is out of the NWT at this time. He will be joining our tour next week, as will John T'Seleie, who represents Sahtu.

So far, this committee has held public hearings in 17 communities across the NWT. We have met with municipal councils, band councils and housing associations, in order to understand the concerns these groups have about housing.

In addition to Fort Simpson, we will visit the communities of Rae-Edzo, Snowdrift, Fort Resolution, Fort Providence, Detah, Lac la Martre, Fort Smith and Hay River in August. After this tour is completed, we will visit an additional 15 communities in the Kitikmeot and Keewatin regions in the fall.

On the basis of what people tell us at the public hearings and other meetings held in the communities, this committee will make an interim report to the Legislative Assembly in November. A final report, which will include recommendations, will try to address the concerns raised in the communities.

An important part of this committee's mandate is to review the operations of the Northwest Territories Housing Corporation. This review will begin once we have heard from the people in the communities. We will study the present structure and operating procedures of the NWT Housing Corporation to see whether the programs are getting to the people in the most efficient and effective way. We will also make recommendations for changes in programs and policies that, we hope, will lead to some real improvements in housing at the community level.

I would like to emphasize that we are elected representatives, not government employees. We do not work for the NWT Housing Corporation or for the Government of the NWT. We work for you, the people of the NWT. This committee was formed because so many of us in the Legislative Assembly were always dealing with housing problems in our constituencies. The problems basically seemed to be the same across the NWT and your Legislative Assembly decided that it was time to take a look at the NWT Housing Corporation and talk to the people in the communities to see if there could not be a better way of providing housing.

Therefore, we have come here tonight to hear from you, the people of Ft. Simpson. These community hearings are the first step in finding out what people think about the housing they have now, and to collect the ideas people have for changes and improvements. At this point, we cannot tell you what our recommendations will be. We still have to visit many more communities to listen to the people and the review of the NWT Housing Corporation will take some time. We have to consider the housing situation across the NWT and look at where the money would come from to fund any changes we might suggest. We have a responsibility to make sure that our recommendations are realistic and positive. We are not interested in making changes just for the sake of change itself; instead, we must make recommendations that would solve at least some of the major problems we have heard so much about over the past few months.

At this time, I would like to call upon other Members of the committee who may wish to make a few opening remarks. Eliza.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank everyone for inviting us to Fort Simpson. As you all know, housing is a big concern all across the Territories. It is getting to be a big problem, therefore when they made the motion to establish a Special committee on Housing, I supported it.

Like Ludy had mentioned, we are not working for the Housing Corporation or the government. We are all elected Members, and to make any changes we need your concerns and views. I would like to encourage anyone to come up and speak about your concerns. Especially the women, because I consider them to play a very important part since they are the ones that have to stay home and look after the children.

Many times, the houses the way that they are built, it is not a good way of planning because there is not enough room for closets and storage rooms. Some of the houses were just slapped together and now they are just falling apart. It is really important for you people to have a say in how the houses are being built, as they have been ignored in the past. So, I would just like to encourage everybody to come up and speak so that it will help us to make good recommendations and hopefully make some changes to benefit all of the communities. Mushi cho.

CHAIRMAN (Mr. Pudluk): Thank you. I think you have heard enough from this table for now. We would just like you to know that since arriving in Ft. Simpson this morning, we have been quite busy. We met with Sharon Moore, the housing association's secretary manager and also with the band council. We also toured around the community and were able to meet some of you.

I would remind you once again that we have come here to listen to you. Since we do not work for the Housing Corporation or for the Government of the NWT, we cannot answer questions about their policies as they apply in Fort Simpson, but we will meet with the district office of the Housing Corporation in Hay River next week. We will also review the entire Housing Corporation in the months to come, so your questions will not be forgotten. They will be recorded, as will the responses of the Housing Corporation.

Before I close, I would just like to say a few words about how these public hearings work. We are set up for simultaneous translation and tonight our interpreters are Sarah Menoza from Fort Providence, and Betty Menicoche of Fort Simpson. They will translate remarks from English to Slavey and vice versa. If you wish to hear the translation, please get a receiver and headset.

We are recording this meeting so that we will have a record of everyone's concerns. Transcripts of the public hearings will be produced and copies will be sent back to you. It is necessary for anyone who wishes to speak to come forward to this table and speak to us through the microphone. In this way, the interpreters will hear your remarks and they will also be recorded. We would also ask that you state your name before beginning and that you remain at the table following your presentation in case any of the committee Members have questions to ask of you.

The floor is now open if anyone wishes to make a presentation.

MR. GERRY ANTOINE: My name is Gerry Antoine. Presently I am working as the community secretary in Jean Marie. I was not at the meeting today over at the band office, but I heard through the winds that Jean Marie has been mentioned. On behalf of Jean Marie I would like to invite the committee members to visit Jean Marie to see how it is set up, and to see what kind of things are happening in regards to log constructions.

Jean Marie has a population of 56 people and it is 44 air miles from here and 45 miles by river. It has a sawmill that has been generated by the people of Jean Marie through their own efforts. In the later years, the Government of the Northwest Territories has assisted the community in its problems, not only with the saw mill but with various other things in Jean Marie. But, I would like to invite the committee to visit Jean Marie.

The other thing is, I am not quite sure how to present it, because just tonight when I got in, I was told that there was a meeting here. One thing that I would like to mention is that we are trying to see if we could have a log building course in Jean Marie next spring. I have spoken to Chuck Jacobson, who used to be in the Department of Economic Development, but since the training part of it has gone into the Department of Education, he is now within the Department of Education with the training part of it. Earlier on this spring, I had mentioned to him that we were entertaining the thought of having a log building course, since there is a lot of log construction in the Deh Cho region, and in other regions as well.

Jean Marie is probably the ideal place to have a log building course. One of the reasons being is that it is isolated and it gets the log builders concentrating on log building. It also has a sawmill, and the sawmill has equipment that the log building course could utilize. Also there are a lot of large logs that they can obtain from that area. I would just like to just let the committee know that we are pursuing this idea of a log building course in Jean Marie.

Maybe if the recommendations that come out from this committee's findings in from the communities, if they are entertaining the thought of having such a course by way of the Thebatcha College in Fort Smith, maybe Jean Marie can be one of the places that they could have this log building course. I guess that is all that I wanted to say, and I hope that you have the chance to visit Jean Marie.

CHAIRMAN (Mr. Pudluk): I think that we have already been invited to Jean Marie, but we cannot do it on this trip. We are going to make a plan before the fall session so that we can visit to that community after.

MR. GERRY ANTOINE: If you do visit Jean Marie, Ron Hardisty is the area local government officer there, and he is our contact person, so you can just contact him.

MRS. LAWRENCE: We plan for two or three weeks at a time, and in this trip we have community visits every day this week and next week, so our time for the next two weeks is taken up. The following week we already have other commitments, so as soon as our co-ordinator works it all out, we will let you know. We will contact you or Ron Hardisty and let you know when we can come into your community. I would like to thank you for inviting us and we will be happy to go to Jean Marie, but it is just that we were not invited before so your area was not included.

CHAIRMAN (Mr. Pudluk): Anybody else?

MS BETTY MENICOCHÉ: My name is Betty Menicoche. I have prepared a presentation in writing, so I can read it if you would like me to. I have extra copies for anyone that would like one. I have thought of writing this for some time now because housing has been an issue in Fort Simpson for a long time, and for me it has been personal. It is a different angle, but you said that you welcome different view points from different communities and this is my view point from listening to a lot of people over the last 10 or 15 years. I will just read it out. The title is "The Housing Question". A written submission to the housing task force of the Government of the NWT by Betty Menicoche of Fort Simpson, NWT, August 13, 1984.

My query in regard to the housing needs of our community is directly related to the 1921 Treaty and what was promised to our Dene leaders. During the three days of debate between the federal government party and our Dene family leaders of this area, the Dene were promised, "That the government would take good care of the Dene to the point that if a man wanted to build a house in the bush, the government man would pack the boards and material on his back to the site, no matter how far it was to make that possible." This quote was related by the late respected leader of Jean Marie River, Louis Norwegian, at one regional meeting that I was present at during the 1970s.

Is housing not a provision under the 1921 Treaty and the Indian Act? The Indians on the reserves down south get funding from the federal government to build homes for their members. Understand that the federal government has an agreement with the Government of the Northwest Territories to

look after a lot of the provisions for Treaty Indians agreed to in the Treaties 8 and 11 and under the Indian Act, health care and housing are a couple of these provisions. I just use these as an example. 1958 and 1959 were the last and only years that the Treaty Indians of Fort Simpson band ever received housing from the Department of Indian Affairs.

The treaty was signed in 1921 and today it is 1984 and that is 63 years. Where are all the houses and homes that could have been built? Of course we have had SSHAG grants and HAPP grants since 1980 to 1984. That is four years, and a number of low and public rental units in the early 1970s in Fort Simpson, but it has and is not adequate. We all know the problems with labour and qualified help needed to complete the homes, etc.

Housing has become a major frustration and cause of fighting amongst the Dene, and I speak from experience. There are families that do not own a house, an example that I am familiar with, is a family group of 18 people including children who do not own a house to call a home, and of this lot they are entitled to at least nine houses. That is only an example of many in Fort Simpson, and this particular family has lived in this community, continuously for 38 years.

The repair programs are not meeting the needs as they are on loan basis or so meager that they are useless. These grants do not meet the realities of the true financial picture of the Dene, most work on temporary and casual employment. The same applies to people receiving the last four years of home-ownership grants. Most work on and for native organizations which depend on government grants. What I am saying is that the grants do not take into consideration the native and of the financial income of the Dene. Most of the work is unstable due to grants and short nature of work available.

In other words, the home-ownership programs are falling short of providing adequate means and good homes. The people receiving grants are expected to build their own homes without any formal training or experience in log building, carpentry or house construction. This fact in itself is the first stumbling block to frustration. I am glad that Gerry made that suggestion for Jean Marie.

I know of a family on a reserve down south that had only to choose a house plan and site and the band council hires a qualified housing contractor to build and finish his home. This type of building is made possible through federal government funding for housing for Treaty Indians. What happened to this funding for the Northwest Territories? Sure, the North is a land of opportunity and the last richest frontier in the world, just look at the pipeline and all the exploration that is happening in this region. So, how come the Dene people have become slum dwellers in their own homeland? To top off the indignation, the Dene are in a negotiating position with the federal government for land claims, and this is all based on the 1921 Treaty.

Why could we not get housing benefits equal to our brothers and sisters that are treaty and live on the reserves? Why are we losing out? Where is the housing provisions by the federal government and the Northwest Territories government for the treaty people? At least is this money is identified and found in the government bureaucracy of CMHC and Housing Corporation, a few more people in Fort Simpson would be happier to have a home of their own or a bed to sleep on for that matter.

I understand the federal government turns over money for Treaty Indian housing to the Government of the Northwest Territories? Where is it then? We are entitled to this benefit, at least until the land claims issue is resolved and settled. The provinces do not assume this responsibility, what why does the Government of the NWT, and even it if does, it has not done a good job. Only the housing program employees have benefited, not the long term and aboriginal people, the Dene.

To add further to my argument, the Fort Simpson band has 700 plus members that are treaty and the NWT has approximately 7000 plus treaty members. There is a Department of Indian Affairs that updates this list monthly and annually. I guess that is probably why I was afraid, because every time you say treaty, everyone just turns a sour face. There are people like that in the NWT. What is the per capita grants or funding provided by the federal government toward housing for the treaty members listed by the Department of Indian Affairs for the NWT? What kind of benefits have and are being equally and justly received in lieu of this money for housing? Is this a fair question? A lot of people have been tossing this around in their minds and around their kitchen tables, and I feel it is about time it comes out in the public.

These types of questions comes to your mind as you learn that NWT Dene are not included in housing discussions by the rest of the Canadian Treaty Indians in their housing conferences, because there are no services or programs for Indian or Dene housing in the NWT. In the end, the Dene and especially the people who are listed as Treaty Indians in the NWT are losing out. Whether you like to admit it or not, there are Treaty Indians in the NWT. When are they -- we going to get equal and just treatment and programs and to start with housing, first.

I definitely believe as a result of this discrepancy of attitude and behaviour of the governments, territorial and federal, toward the treaty population of the Dene people, has created the housing problem. Crowded and rundown housing conditions and the poor provision towards housing construction in Fort Simpson has become factors in the social breakdown of the Dene.

So in closing, I recommend the following ideas: The housing task force, and the Fort Simpson Dene Band, along with the Dene Nation, seriously consider the housing funding discrepancy in Fort Simpson and the NWT on behalf of the treaty population, and: a) to research and compare the housing service and program fundings to treaty people on the reserve down south by the federal government policies on housing. b) to research and make public the funding received from the federal government for Indian housing for the NWT and especially for Fort Simpson Dene band. c) to begin providing adequate moneys for complete construction by competent trades people to build houses for Dene, especially in Fort Simpson. d) to provide some funds toward final completion of the incomplete SSHAG houses in Fort Simpson, soonest. e) to provide funding or hire people to research the area of Indian housing provided by the Department of Indian Affairs, 1921 to 1984 for the NWT. f) to establish an adequate housing funding and program comparable to reserves beginning immediately until the land claims negotiations are finished. g) to consider reallocating present monies from government housing programs and departments and employees, to provide monies for Indian Dene housing as a last resource if above information is hard to obtain.

In conclusion, I feel this program or funding idea would not jeopardize whatever housing programs are now available, it would alleviate the present frustrations and apathy faced by Dene applicants. The present policies and requirements discourage the treaty people that really need improving their living conditions and houses.

I am not advocating separating people and categorizing them as Treaty Indians. I am only identifying a group of people that have not received justice and fair treatment based on the 1921 and 1928 treaties. We have become poorer by the 1921 and 1928 treaties and the land claims negotiations. By putting in this submission, I hope to stake a claim on housing benefits and provisions for the Dene people and, in particular, for the treaty people who have a rich legacy to property -- the land of the NWT or Denendeh. Mahsi Cho, for your attention. These are just a number of my ideas, and I thought that I would just write them down and present it, and it might help you in your recommendations. Mahsi Cho.

CHAIRMAN (Mr. Pudluk): Thank you very much. That was an excellent presentation. Anybody else? Sam.

MR. GARGAN: Thank you, Mr. Chairman. I would like to thank you for your statement, Betty. I just wanted to tell you that Chief Jim Antoine did write a letter to Indian Affairs in Ottawa about the housing situation here. He requested that they get some assistance from the Department of Indian Affairs in Ottawa. Ottawa then returned a letter saying that they were not the same as a reserve, and that the federal housing program is actually designated to the people on the reserve, this was quoted from Munro's letter. I took this letter, made a copy of it and wrote a letter back to Mr. Munro, with regard to the Hay River Reserve, and if that is the case, then the Hay River Reserve should be getting that same kind of housing if it only applies to reserves.

I have written to him two times now since the first letter about two months ago, and I have still not gotten a reply back. He has not said one way or the other if the Hay River Reserve is entitled to it or what the circumstances are in regard to the federal department and the NWT Dene people. So, I thought that I would just let you know that, that I have not received a response as yet.

MS BETTY MENICOCHÉ: Well that is why I was recommending that you get somebody to research that, other than yourself, because there must be something there that you and I do not know and that Munro's letter does not imply.

MR. GARGAN: A lot of the recommendations that come to this table are going to be forwarded to the Legislative Assembly. But again too, as part of the presentation or the report, eventually that is going to come, is that, I believe, if they are going to do the same thing as the Alcohol and Drug Co-ordinating Council. That is, that they are going to be making comparisons, with what the reserves have, what kind of a role does the provincial government play with housing, and what kind of responsibilities does the federal government have up here. I guess that is going to be part of the whole picture if we are going to come up with any kind of final recommendation.

MS BETTY MENICOCHÉ: Well the reason that I wrote all of this out is that I have heard people talk about this in the late 1960s and early 70s, about this money that should be going to Indian housing in the Northwest Territories, and it is just going to one big pot. The more I think about it, and as I was writing, I thought, look at all the federal employees -- down South they have to buy their own houses and everything, they get the top paying jobs, they get the best housing in the NWT. Even in Fort Simpson, some of those houses are empty and there is a family here that does not even have a house, and this is the richest land. Something has got to give.

MR. GARGAN: I realize that. The Department of Education has money for Indian education, but, you are right when you say that it is all lumped into one big pot.

MS BETTY MENICOCHÉ: Like this summer, they had this girl hired by CMHC, and I was kind of upset to find out that nobody in Fort Simpson applied because they have this funding policy that none of the people could apply because the people in the family were making \$20,000 a year, and yet those are casual, temporary positions. So, right off, it cancels the Dene applicants, so it just leads to more frustrations.

MR. GARGAN: You mentioned also the HAP and SSHAG program about the package deals that they are getting. I guess as far as basic human rights go, shelter is one of the rights of the people, including clothing and food. The idea in creating the housing corporation was to provide housing for the people of the North. Now the corporation is getting into HAP and SSHAG, and what is happening now is that you are only getting half of the deal, sort of thing. The housing corporation is there to provide houses, and either give us an old house or do not give it to us at all. I guess we could say, let us have it all, or do not bother providing it. Would you agree with me on that?

MS BETTY MENICOCHÉ: Yes, I would agree with you. We were in a meeting a couple of nights ago and that is the conclusion that we came up with. We got a SSHAG house, but it was only enough to build a shell. We are both unemployed, and how are we supposed to finish that house? So we are concluding that the first grants that were given in 1980, and that is just four short years, and they only give you enough funding to do half a job and then they tell you to bring in BC builders to build these houses that are really worth \$40,000 to \$100,000. Who is going to get that kind of mortgage and money? That is why I recommended this. It is no use, if they are not going to give you the total project, why bother. You just end up with everybody being frustrated and fighting with everybody else, which I was doing for a couple of years until I realized what was happening here. So even these HAP package deals do not even have the money for the labour.

MR. GARGAN: Do you feel that there is a mentality of hopelessness here in that when the housing program was first started, there was a promise of two dollars a month until you die, but once the native people were brought into these houses, that the government sort of got them. That there is a hopelessness and frustration, and it looks like the native people are sort of caught in a trap now.

MS BETTY MENICOCHÉ: Well yes, and that is why I said frustration and apathy. If you get a house and you do not know which way to turn and you do not have the training and you do not have the log building skills, what are you going to do. We identified the log building course here a number of years ago through the JNAC or whatever and through manpower and nothing ever happens and you do not get any help. So what is the use? You get a house and then you end up all fighting amongst yourselves, and then people sit back and say, "Let us see how far he gets with his house."

MR. GARGAN: Do you think that maybe job creation or the federal employment branch should be more in co-operation or co-ordination with the Housing Corporation, so that when they do allocate houses, it is a package including the labour aspects of it? Also, whether you think that the housing corporation should be responsible for the design, construction and the supplying of all the material, or should it be the responsibility of the individual or the community, and that the corporation should just be a funding agency?

MS BETTY MENICOCHÉ: I think that it should be a little bit of everything. I do not think that they should just leave it up to the individual, especially if you just come from a bush environment and you have never built a house. If you want to have a good house, why not have the total package with a little bit of help from the Housing Corporation, or something like the idea that the band had here sometime ago to set up a construction company to do that sort of thing for you.

MR. GARGAN: Do you think then, that it would work a lot better if the band actually took on the contracts and get the resource people required to build houses? In other words, instead of getting a contractor to do the houses, the band would take on the responsibility of hiring people to bid on the contracts and if they are successful, then they would hire the qualified people to work on the houses. Is that what you are getting at?

MS BETTY MENICOCHÉ: Well something like that, and plus it would generate employment for a lot of people that do have the skills already and it would give them the encouragement to go on. I would think that we would still need qualified, professional people, because people are not going to school, they are not going for any special training or anything. So, I would also see some sort of training component involved in that. I think that it is a good idea.

CHAIRMAN (Mr. Pudluk): Eliza.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to comment on your submission Betty. It is a really good one and you touch on so many points that are happening. It seems like the treaty people lost out on so many things when they signed that treaty in 1921. Anytime money is given on behalf of the native people, we lose out, because once it is in the hands of the territorial government, they are there to serve everyone.

So, naturally there are a lot of transient people coming to the Territories, and we have to share that money with them. By the time it comes to the community level there is not too much to go around, and it just frustrates everybody. It seems like it is that way in just about every program including education. People come here to the Territories and they only have to live here for a couple of years and then they get grants, and then our children have to go without. Even some of the schools in some of the communities are very poor, they are just little trailers put together. Also it is coming to the health program as well, and if we do not look out and the health program is transferred to the territorial government, then we have had it, because the money is not going to be there for the services. I would just like to say thank you for your submission, it was very good.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: I would just like to say that it was a very good submission. I think that you illustrated at one point that it is especially important -- that the way that this committee is going to work, is that we are not going to finish with the public hearings until the end of October and we have to make an interim report for the November session. Obviously we have a lot of work to do after that, and it is going to be very important to do the research that you are talking about.

Chief Antoine was talking about the history and the promises that have been made and broken over the years, and I think that it is important for this committee to have that research capability and to be able to prove that to the federal government, that there were a lot of promises made and a lot of them broken, and also to compare the programs in the South with the programs in the North.

I know that there some good programs in the South, and I have also been on some of the reservations in the South where the housing has been a lot worse than here. So I think that we can do, hopefully, better than that, if we do our homework properly. I think that what you have shown me, is that this committee is really going to need people to do that research, so that we can put together all the parts of this very complex problem and make a submission that is going to work and accepted. So, I really thank you for your comments.

CHAIRMAN (Mr. Pudluk): Anybody else?

MR. PATRICK SCOTT: My name is Patrick Scott, and I am the executive director of the Deh Cho Regional Council. I do not have a written presentation because I am not as organized as Betty. First of all I would like to comment on one issue which relates to the small communities

surrounding this community of Fort Simpson. Gerry has already mentioned Jean Marie, Kakisa, Nahanni Butte and Trout Lake, none of these communities are represented and have a direct access to a housing program. In other words, they do not have people in the community directly dealing with housing, because there are no housing associations in those communities. These are all small communities and are under the territorial government, unorganized.

The other comment that I would like to make in that regard, is that the housing in these communities are in general of a better quality than in the communities where we have a rental program run by the Housing Corporation. I think that it is a very basic reality that people own their own homes and they are much better maintained.

I wanted to comment on what is traditionally called the northern rental program. Sam previously mentioned about the commitment when these houses were built to have the rent at two dollars. That is another one of the promises that the government has not kept because of inflation, but they did maintain the five dollar treaty payment which is not affected by inflation for some reason. The northern rental program was established as a lease/purchase program, and it is, in my opinion, an outright failure of the territorial Housing Corporation, that that lease/purchase program has not been effective. They have not provided an ongoing encouragement for people to purchase the units that they are living in, nor have they ever educated in many of the communities have they educated the people that are able to do that in the northern rental program.

Secondly, now what is happening with the Housing Corporation, I think is really (dis)picable when people are telling the Housing Corporation that they want to own their own homes, the housing corporation in many communities is beginning to renovate northern rental programs under a CMHC program and upgrade them to public housing, they make improvements but it takes the ability for the people to own that home out of their hands. They become permanent rental homes, and I think that that is unfair for the people that live in them and it is unfair to the community.

I am of the opinion that the Housing Corporation should be dissolved and eliminated as a bureaucracy within the territorial government. I think it has been an utter waste of money and the money that is spent of the territorial Housing Corporation could be utilized much more effectively in delivering real houses into each of the communities. There are many other methods of delivery of housing programs in the communities by using the existing organizations that are already in place, such as the band councils, and there are capable people there that know the needs. A district housing office, in this case in Hay River, will never be on top of the needs of the housing and the day to day concerns that people have in Fort Simpson, Nahanni Butte, Trout Lake, Wrigley or Fort Liard. It is just impossible for them to maintain a constant and good contact with each of the communities in their districts. For them to do it, it would be a waste of money when there are people in each home base that can do that.

In the regard of the Housing Corporation wasting money, I am amazed that the people suffer, because the housing corporation is carrying a mortgage of a place like Northern United Place. I do not think that that is fair to the people in the communities who need the housing, and the bureaucrats and the United Church of Canada who chose to build that place and could not afford to do it, why should the people have to carry that? I do not think that that is right.

The present structure of the housing association in each community is an unworkable structure. In my opinion, if you cannot dissolve the Housing Corporation through your committee, do something about the housing associations. The housing association acts as a landlord and as a tenant, and in no system will that work. The housing association is made up of, technically the members in each of the houses, and in no way can a bureaucracy which has to follow a management policy set down by the government through the housing corporation represent the tenants fairly. It is impossible, you cannot wear two hats in the housing game. You are either a tenant or a landlord, and in this case you are a slum landlord to boot.

If the housing associations are going to be carried on, I would suggest that the associations become tenant associations and that the management of the programs in each of the communities be an employee/employer relationship, and scrap the bullshit of having a quasi tenant association to answer the needs of the tenants. It does not do it and it cannot.

One of the issues that affect housing and often is not addressed when housing is addressed, is town planning. The Government of the Northwest Territories has undertaken to do town plans to improve many of the communities, Jean Marie is an example of that, in consultation with the communities.

In many of the cases though, I do not think that the town planners are sensitive enough to the types of needs that the community members have, and I will be specific in addressing this by referring to the community of Fort Rae. When the new town plan was developed there, the lots that the people were used to having so that they could maintain their dog teams, so that they could have room for their warehouses and the facilities that they need for hunting and trapping, the lots were simply urban size lots to reduce the cost of the delivery of water and sewage. I think that the criteria is misplaced.

When you have urban planners from the territorial government, who have been trained in university and have little sensitivity to real community needs, and have no experience on the most part of living in the communities, it is really impossible for them to get a clear idea of how a community is going to work. In that regard, I would suggest that the territorial government undertake to remove the town planners from Yellowknife and put them into the regions, so that the town planners have real contact in each of the communities that they are working with.

Betty mentioned federal government housing being empty in this community and territorial government housing from time to time being empty. Because Fort Simpson is a service community, we have a vargraphic example of a double standard, a government standard and a Dene standard of housing. This committee that you sit on has no power to address the federal government housing issue in communities like Fort Simpson and the city of Yellowknife. It is a very serious problem, because the people who live in those houses are for the most part transient members of the community, and in reality they have the cheapest and the best housing.

The federal government housing in this community tends to be three and four bedroom homes, many of them have full basements and when you live in a federal government house, you pay a flat rent and you get all of your utilities provided, and that is water, electricity and heat. If you live in a low rental, you have to pay for your light bill as well as your rent, and in this community your electrical bills run very high or can. I do not know how this issue can be addressed through your committee, but I think that it has to be addressed, because there is a real injustice there.

The GNWT has developed a new policy which becomes effective in this community in the fall, where GNWT houses, or government employees have to begin providing their own homes. It is a nice idea, but the manner in which they are going about it is totally unworkable because, again, none of the ground work has been done to ensure that the facilities are there for people to enter into a private market or to be able to build their own homes. I do not think that there are not enough lots here, on the island of Fort Simpson, for all the government employees to move out of their house within the next year, their GNWT house. It appears to me that a basic and critical issue such as housing is dealt with in a very haphazard and scatterbrain way, and it inferiorates me.

We have a particular issue here in Fort Simpson which is, again, beyond the control of the people in the community. Back in the '60s, Fort Simpson was flooded, a flood plain was established and you cannot build in areas on this island, which is most of the island now. A new policy is coming into effect that if your house is not above the 127 foot mark, in the event of a flood, you will not receive any compensation, which also means that you can not get a CMHC mortgage. That policy was supposed to come into effect in July, but it has not as yet, but we are now in the position where it probably will come into effect, within the next year, if not this fall. There are literally -- any of the lots that are available, tend to be below that 127 foot grade. How do we get around that? If I want to build my own house and the only lot that I can get is below that grade, I cannot get a mortgage. There is a fellow who had a house burn down a year ago, and he cannot rebuild on that lot because it is in the flood plain and it is a traditional family lot. Does that make any sense? There might be another flood in five, 10 or 20 years, but what is he supposed to do in the meantime? It is ludicrous.

An issue was raised with me last week which I was unaware of until then, that because of new and improved standards for electrical wiring, NCPC will not hook up federal government houses that are either privately owned or that were build by the federal government back in the 60s, I think, and are privately owned, until the wiring is upgraded, if the house has been disconnected for some reason. So, there are at least three houses that I know of in this community that the people have to spend approximately \$1500 to upgrade their electrical wiring because within the last few years, their wiring has been disconnected, either for non-payment or because they went out in the bush and had it cut off or whatever the reason is. So now they cannot get power, so what do they do, they run power cords or extension cords from their neighbors. Is that safe? Does that make sense? Their neighbors have the same wiring, was done at the same time, and has not been changed.

I think that the last comment that I would like to make is that I strongly believe that if real equal housing is ever going to exist and any type of private housing is going to exist in the western Arctic, the Government of the Northwest Territories should eliminate their \$450 a month housing subsidy. It is a bloody fringe benefit for people coming in -- to attract people who coming in and now the people who have been established here within the territorial government and who are trying to make a career out of it, it is to their benefit and to none else.

If you are a small businessman, you cannot afford to pay \$450 a month to every employee. If you are a native organization which depends on a variety of government funded programs, you cannot afford to pay each employee \$450 a month housing subsidy. So, it adds another inequity. The government employees get the best housing and then they get the best subsidy on top of it, and it is tax free. I think that it should be eliminated.

I make my comments to you with very little confidence that you will be able to do much about any of the issues that are raised. I am sorry that I have become a (spectacle.) Your political group and my view of the territorial government is that it is run by the bureaucrats and not by the politicians. So, good luck with your report. Thank you. *skeptical*

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

MR. BALLANTYNE: Thank you for your comments Pat. I tend to agree with you that at least in the past it has been run by the bureaucrats and we are going to try to do something about that. What I would like to do is make a couple of comments and maybe a couple of questions about the points that you brought forward.

First one about the sale of northern rentals to its occupants. One of the major problems with that -- the concept is good -- and I know in my constituency, in Rainbow Valley, many years ago some of the people actually bought their northern rentals in horrible conditions. They are stuck with them now and they are stuck with all of the high operational costs of those northern rentals. So, I think in fairness, before you ask people to buy them, that they should be fixed up. I think that it is really bad to ask someone to take over a totally insufficient house. Would you not agree with that?

MR. PATRICK SCOTT: Not completely, no. I think that that is a scapegoat. That same argument was used with the people in Fort Rae a number of years ago when I lived there, when people were asking the same question. They wanted to buy their own houses, and the territorial Housing Corporation representatives said exactly the same thing, that the houses are not good enough for you to buy, but they are dam good enough for you to pay rent every month and go on living and living and living in them. So, either shit or get off the pot, frankly. Excuse my language, but if you say that they need to be fixed up, then the Housing Corporation has had umteen years to fix them and they have never done it.

Then, when they do start doing it, they change the program so that the people cannot buy their house. Then they take a northern rental house, strip the walls from inside out, take everything and leave just the studding up, and they rebuild the bloody thing, because that is the way that they can get money to rebuild it, and they call it public housing, a new program, and it cannot be bought. So, the person is shit out of luck. He has lost his 33 per cent down payment that he has developed in equity over the number of years that he has been in that house. If they are going to fix it up, sell it to the person first and then provide a program that will enable and assist the person to fix it up. Do not do it the other way around.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: What we are looking at is exactly that. I agree that the way that is has been done in the past is wrong but I know that the people in my constituency have been stuck now, they are paying exorbitant costs for houses that are inadequate and there has got to be something, whether it is before or after, to help them out, and that is what I am saying. It has not been done and I agree with you, that that is a big burden to place on somebody just for the sake of saying, "I own my own house." Yet the cost of that house of running that house goes up ten fold.

MR. PATRICK SCOTT: I would agree with you that it has been done wrongly in the past, and what I see happening within the last two years in a number of communities, I think is even more criminal. It is totally wrong and it is even worse.

MR. BALLANTYNE: We have some agreement that it has not been done very well at all. Hopefully we will come up with some ideas to improve that. Another point that you brought up that is good, and it has also been brought up in a number of other communities, and that is the role of the housing association. As you said, it is very difficult to be both landlord and tenant and also the housing association is somewhat isolated and does not have that much of a power base to deal with a group like the Housing Corporation.

An idea that has been thrown around, and you brought it up again, was perhaps it would be better to have it as a tenant's association and have the band or municipal council take over direct responsibility for housing in the community. Is that basically your basic point?

MR. PATRICK SCOTT: Yes.

MR. BALLANTYNE: I think that that makes sense and we have heard that in other places.

MR. PATRICK SCOTT: Just one comment there Mike. If the band or municipal council is going to take over the management of the housing programs in the communities, in the past, where communities have attempted to do this, it has been my experience that the Housing Corporation comes with the same kind of agreement that they bring to the housing association. I think that those agreements are far too limiting and far too waited to the benefit of the Housing Corporation. You have to remember, if you go to a band council or a municipal council, you are going to a political organization within the community, which has a political responsibility, as much as a managerial responsibility. You cannot lose sight of that, and if you burden either the band council or the municipal council with a management agreement that binds them, then they are not going to be able to provide any better service than the housing association is doing presently.

MR. BALLANTYNE: Yes, I agree. I think that one of the major concerns that we have heard from every community is that the housing association essentially has no power. It does the dirty work for the corporation, by evicting people, raising the rent and telling people that they do not have enough money to help them fix up their house. So, obviously that would not be adequate.

What we are looking at, and again, we have a lot more work to do, is the possibility of redefining the role of the corporation, perhaps as a funding organization, and over a period of time, turning over a lot more responsibilities to the local band council and municipal council for the actual complete delivery of programs. Now, it is going to be a tough battle and we are going to need the support of everybody to be able to do it, and I think that we have the will ourselves to give it a good shot, but that is what I was thinking about. That sort of power, with that power goes that responsibility, and I think that a band or municipal council is a much better body to do that, than a housing association.

MR. PATRICK SCOTT: I agree with you.

MR. BALLANTYNE: Another point and I know that it has just started, in your new role with the regional council, do you see the regional council playing some kind of a role as opposed to individual communities -- some sort of a role that could perhaps, for example, that at a regional council level, the council would decide the allocation of houses, community by community in a region? Where do you see it at this point, or is it too premature a role of a regional council?

MR. PATRICK SCOTT: There are a number of ways that I could answer that. Sam sits on our council as a non-voting member and he shook his head yes. It is not an issue that we have talked about at an assembly level and I do not think that it would be appropriate for me to speak on behalf of the council on that. Personally, I think that it is a possibility for the regional council to be involved, but until it is discussed at a regional meeting and I get a sense of direction that the council would want to go in, I do not think that it is my position to say that.

MR. BALLANTYNE: It might be good for us, sometime in the next few months, and if it is discussed, if you can get that information to us, on what sort of decision that the council made, it would be helpful.

MR. PATRICK SCOTT: I will suggest that we discuss it at our next regional meeting in the fall, and we will be able to get back to you with that discussion.

CHAIRMAN (Mr. Pudluk): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to comment on the point that you made on the policy of wiring for power. I also heard that now, the way that the policy is set, is that before they can put any rewiring for power, you have to have two plugs outside, and this is going to be very difficult for the elders who have never driven a vehicle before. There are not too many changes that we can make in the federal act, because it is out of our jurisdiction. But, I strongly believe that, certainly, there are some changes that we can make because the Assembly is made up of a majority of native people.

You think that you are frustrated, you can just imagine how myself and some of the people that are sitting out here, like Betty, we live with it. If I felt that I was not going to do anything and just sit here and have no faith in everything that is existing, I would not be here. Now that I am involved in it, I have lots of faith that there will be some changes made -- there better be some changes made -- and this is where I really need your recommendations.

I am sorry to hear that you think that we will not be making any changes, and I do not blame you, because I have seen how the government -- the federal people pushed the programs down our throats without any input from the local people to the point where it is getting out of hand. Now they are screaming back at us for our involvement, so they will just have to listen to us. Any recommendations that are made in our interim report, I am sure it will be supported because, like I said, the majority of the Assembly Members are native, and we live with the problems all of our lives. Thank you for your submission.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I guess this is one issue that the candidates that are in the federal election are going to have to deal with. One of the things that happened when we were down in the Sahtu area, was that the Sahtu Regional Council had a representative travelling with us while we were in that area. He was able to travel with us to gather material to make a regional presentation. It might be a good idea for you to get a representative to travel with us in order to gather material to present at your next regional meeting.

The only other thing that I wanted to mention was, do you think that instead of rehabing the northern rental houses, that the people should be encouraged to buy the houses, and then apply for maybe a grant to upgrade their houses, once they buy them, rather than convert them into public houses?

MR. PATRICK SCOTT: That is my view, yes, that the people should be given the opportunity to buy their houses and then the support, if they require it, be given the support to upgrade them. When Mr. Ballantyne raised the issue of it being basically immoral to sell somebody a house that is falling apart. I just really have a hard time swallowing that when the Housing Corporation will say, "We cannot sell it to you, but we will continue charging you 25 per cent of your gross family income for rent, until we get around to fixing it up." The person could have it fixed up by the time that the Housing Corporation got around to it, even by going out to the dump and getting materials from there.

MR. GARGAN: My other question is with regard to that \$450 you mentioned. That is part of the benefits package for territorial/federal employees. If they were in their own privately owned homes, do you think that they should be entitled to that?

MR. PATRICK SCOTT: No, that is what I am saying, eliminate the \$450 a month housing subsidy. Government employees probably average \$25,000 to \$30,000 per annum, and there is no way that they really need that \$5400 a year. It was thrown in there to pacify people when they were developing the new housing policy, it was a pacification policy. In places like Yellowknife, they were going to force government employees into the private market some how, and to keep them from belly-aching they threw on a \$450 a month subsidy, per employee.

So, where you have a family that have a husband, wife and possibly a son and daughter who still live at home, drawing a territorial government wage, they are getting \$900 or more a month. But what about the local people, the people that the government are here to serve? They do not get that subsidy, and that is the point.

If I talk about the small businessman or the self employed person, a contractor, and I have been in that position, it is a bummer. It is hard to find housing, and it is hard to find housing that is affordable no matter what community you are in, because it also inflates the rents. Who cares if

your rent is \$900 a month, if you are getting \$900 a month from the territorial government for nothing. But, if you are not a government employee, that \$900 a month is a pretty big chunk out of your family income.

CHAIRMAN (Mr. Pudluk): Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I just wanted to make a few comments on Mr. Scott's presentation. It was very good and it echos a lot of things that we have heard in the other communities, and which was part of the election platform of most of the Members of this committee too, I think in the last election.

You mentioned the rehab houses, saying that it removed them as potential owners units when they are rehabed. It does something else too, it removes the funding used for the rehabing from construction of new units, which we greatly need. The cost of rehabing a northern rental house, depending on the area within the NWT, we have found out runs anywhere between \$50,000 to \$70,000. There has been some suggestion in other communities, and I am sure that a lot of the Members are thinking of it as a possible recommendation for immediate implementation, is to eliminate the rehab program altogether. Maybe this will encourage the present occupants of these northern rental houses to take them over on an ownership basis at a very reasonable cost, with a grant to fix them up. This would be considerably less than the \$50,000 to \$70,000 now spent of rehabs, and transfer the additional money from the program into new construction. Some has existed, primarily in the single person's dwelling field, because that seems to be the one that is most in need.

Another suggestion that we have heard a number of times on the \$450 a month subsidy, which you are not the only one to consider to be discriminatory to one group only, would be to in fact eliminate it and to make it applicable to the population generally. To assist and encourage home-ownership, instead of having a program like that to subsidize the cost of electricity, fuel and municipal services.

I would just like to comment on your suggestion to eliminate the Housing Corporation, which I am sure has been thought of by others as well. Like Eliza, I regret that you feel negative, but I can understand it, on whether or not we can do anything about the Housing Corporation. I feel that we can. The Housing Corporation was originally set up as a result of a committee of the Legislative Assembly on housing in 1972. They had two very basic recommendations in there, one was an accelerated home-ownership program and the other was subsidized utilities to make it possible. But, they forgot one very essential one, which I assure you that we will not forget, and that is to set up some sort of an overseeing body to make sure that the implementations are carried out. I feel very positive that we, indeed, can do something and we certainly intend to.

In discussions with the band council this afternoon, I got the impression that the program of accelerated home-ownership based on single source financing, including the labour component, should be adequate for material shipping, labour, design, and site preparation. With a five year plan continually updated and with the complete control at the local level with the housing corporation acting strictly as a funding agency, might be the desirable, in effect, a workable solution to the housing problem. Those are the only comments that I wanted to make.

CHAIRMAN (Mr. Pudluk): Mr. Scott.

MR. PATRICK SCOTT: Just to comment on my skepticism. I am skeptical because there are at least two floors of bureaucrats in Yellowknife that work for the Housing Corporation, plus all of their district offices. A lot of it, in my opinion, is excess baggage, and when you start eliminating something like the Housing Corporation, it is very difficult to deal with that excess baggage. I hope that you can do something about it.

The single source financing for the home-ownership, whether it is the HAP or SSHAG program, for both materials and labour, I agree with completely. Again, it is ludicrous the way that it is operating currently, because the Housing Corporation spends an awful long time deciding how many units are going to go into a community and only after that, can the community apply for some funding, and usually it is then from, funding from the federal government.

Again, it is a hit and miss thing. They may get funding to put up some of their houses, but they may not get funding to put up all of their houses. The idea of sweat equity is a nice concept, but I think that in most cases it is totally unrealistic. There are not very many people that can

afford to take six months off to sweat out building a house. Number one, many of the people that need housing, do not have the technical skills to build their house, but are capable of maintaining their own house. Ultimately, it is going to save the government an awful lot of money.

Every community that I have been in, houses that are privately owned by the individuals, are generally much better maintained and looked after and appear like their homes, instead of like the rental slum units. It is amazing that the government that has been put in place to serve the people is the biggest slum landlord in the country. That is a pretty sad comment on the service that the government has provided. I had better quit, I have made enough insults.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: I just wanted to add to your comment about the Housing Corporation becoming too big of a body, and they are forgetting their whole intention of why they are there. A good example is the headquarters in Yellowknife which have about six on staff, and they have a budget of about \$1.5 million that they spend in that office. We did have a breakdown of that, and I do not know if any of the members have a copy, but that is how much they are spending.

CHAIRMAN (Mr. Pudluk): Eliza.

MRS. LAWRENCE: Mr. Chairman, I just wanted to mention the rent scale. You are not the only one that is very concerned with the rent scale. It is causing a lot of hardship for some single parents, they make very little money and they have to go on this 25 per cent of their salary. Many feel that there is no incentive to work, because all that they are doing is paying the rent. So, that is one of the things that we are really seriously going to consider. That rent scale was based on the federal rent scale for people that make a lot of money and they overlooked the people at the community level. I enjoyed you criticizing us and telling us this, but you are not the only one that has this concern. It is almost in all of the communities, and those are the kinds of concerns that we need for us to make recommendations.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: Actually Patrick, that is very good, it gives us the incentive to do something. To get to the major point that you are making, we are talking about dissolving the corporation, and obviously we have to come up with something that is going to work. A number of ideas that have floated in front of this committee, one is that the Housing Corporation becomes directly a department of the territorial government.

Apparently there are some problems with CMHC funding, because they demand some sort of a quasi independent body to fund through. Then we were talking about the concept of having it just as a funding body that funnels money to the communities, to actually run the programs. The third one would be where the communities would deal directly with CMHC, which would probably cause problems because it would go through Ottawa, and they would probably understand less the problems then they do in Yellowknife or the regional offices.

Would you thought that through at this point? Exactly how would you see, if you dissolve the Housing Corporation, what would you do in lieu of the Housing Corporation as we know it now?

MR. PATRICK SCOTT: I have put a little bit of thought into that, but I have not come up with any lightning bolts. I do not know what the total budget for the Housing Corporation is, not just the head office, but the entire budget. It would seem to me that that funding could be much more effectively utilized if there was much more autonomy at the community level and at the regional level.

You asked previously the role of regional councils. Under the Regional and Tribal Councils Ordinance, one of the roles that the regional council can play is a board of management. Now, that might be a way of channelling funding into each of the regions on a need basis, or a per capita basis. I am not sure, a formula would have to be developed, but it could be channelled through each of the regional councils, and then secondarily into each of the communities. Because, all of the communities are represented on the regional councils, so they would have direct involvement in the same way that it could be direct funding to the regional councils, in the same way that the regional councils are now funded directly by the territorial government. That is one idea that I can throw out.

You mentioned making it a funding body. Essentially that is what it is, it develops the programs and it overall manages the programs now, but it channels the funding into the communities through many levels of bureaucracy. I think what I am basically trying to suggest in saying dissolve the housing corporation, is to get rid of so much of that excess bureaucracy which is self perpetuating. It is not cost effective or efficient in knowing the kinds of houses required in each of the communities or the quantity or knowing how to deliver it. I am sure that you have heard tales, I would be surprised at the inability of the Housing Corporation to deliver materials in the past to some of the communities that are involved in the HAP program. The snow has been flying in some communities before the materials got there.

Dealing directly with CMHC, that might work. That option certainly should be open to each of the communities. There are programs that CMHC deliver, that are now being delivered indirectly to the communities through the Housing Corporation. Again, that is costing money, either at the territorial level or at the community level, because it means that fewer units are delivered into the community.

The whole concept of co-operative housing is only been tried in Yellowknife and Frobisher Bay. Maybe there is a place for that, but it is pretty difficult to access that program at the community level.

MR. BALLANTYNE: I think that one thing that would be very valuable to us, is that after this discussion, I think that it has given us all food for thought, it is very important for us at a regional level and a community level, there are some very serious discussions about how communities and how the regions want to see this going. We have heard everywhere that the communities want more control, we would like some concrete examples of the areas they would like to take over now, areas that would take over if they had the proper expertise and funding. It is very important for us to get that sort of specific examples from communities in the region to us before we make our final report. So we really look forward to that and I think it would make it much easier for us to get that.

MR. GARGAN: I had the copy of that estimate on the personnel administration, and the budget for 1984-85 is \$1,520,000. Some of the costs incurred for the salaries, casual wages, allowances and benefits, amounts to about \$372,000. Special travel to cover costs of annual leave assistance and medical travel for all corporate employees is \$118,000. \$103,000 for telephone, telex, telecopier, postage, carrier services. Rental and leases \$391,000 to cover rent of headquarters offices, vehicles, survey equipment, xerox machines. Then you have accommodations too. So that is how you use for staff.

MR. PATRICK SCOTT: Going back to the point that Betty was making about the responsibility of the federal government, they have applicated the responsibility to the Housing Corporation and as Betty or Eliza pointed out, it becomes a program for everybody and so they are copping out as well. Thank you.

CHAIRMAN (Mr. Pudluk): Any other comments?

MR. DON ANTOINE: I would just like to thank the committee Members for listening to the concerns of the people here. You pretty well have a faint idea of what we are talking about and what our intentions are from our talks this afternoon. I would like to elaborate on some of the recommendations we have been trying to make. These recommendations come from information extracted from different problems of different programs that the Housing Corporation had and whatnot. We have down in point form some of the recommendations we have been talking about this afternoon.

- 1) First of all we need 50 houses as soon as possible. We recommend the five year program with 10 houses each year. The five year program, to be a single source funding program should include material and labour funds within one package.
- 2) We recommend also that the labour portion be 50 per cent of the total cost of \$80,000 per unit. That is with materials, labour, freight, stuff like gas and equipment rental because equipment rental gets high after awhile.
- 3) The Fort Simpson Dene Council administer the program.
- 4) Not included into the recommendations, I have jotted down one recommendation that I was sort of concerned about and it was the problem that I was talking about earlier this afternoon. Within the present home-ownership assistance program, HAP, the purchase of material should be co-ordinated by the participant or committee at the community level. Because remember I said this afternoon that there is a lot of problems with material, well this would sort of refer to that.

- 5) That the GNWT provide funds to the Fort Simpson Dene Council for a housing worker in the community to do a comprehensive housing package. Basically to look into how we could find out different information from different people and set up where we could start implementing.
- 6) The GNWT recommend that funds be made available to the Fort Simpson Dene Council to repair all the old Indian Affairs houses. The houses we were referring to earlier, the 1963 houses that went through the flood. There are approximately 30 of these units at \$15,000 per unit.
- 7) The next recommendation refers to what Betty had said earlier said in regards to treaty. That the people who prefer to have their homes out on the land, be eligible for the home-ownership program. Pat Scott was also talking about this. When Pat was talking earlier about the turnover of low rental units and the bringing them up to par, I was thinking that maybe a recommendation could be considered that the low rental units owned by the NWT Housing Corporation, could be turned over at a reasonable rate, depending on income and that a guarantee would be made to upgrade upon immediate occurrence of the turnover of the unit.

I was reading through some material this afternoon and over the weekend and some of the problems that the SSHAG program used to have. So I put down some recommendations:

- 1) Reallocation of the capital budget for housing in the NWT in the near future should reflect the perceived needs of local people.
- 2) In regards to the present programs that are now in place, criteria should be made more elastic and should be opened to veto by local committees.
- 3) The home-ownership assistance program should be on a prorated basis regarding dollars to size, according to family needs.
- 4) The government should consider log construction for all buildings in the future. It would be good for employment as well as a distinct atmosphere of the GNWT's conduciveness to tourism, etc.
- 5) Funding should be made available for a study of log building techniques to identify most efficient methods of building with logs. Basically, talking about efficiency, that is time, labour, and dollars.

One of the concerns brought up by a lot of the people around is that there is a lot of single parents that do not have proper accommodations to meet their needs. That is why I put in another recommendation:

- 6) That funding be made available to look into the implementation of a single parent unit program, because in this community there is a lot of single parents and they are still living with their parents and this brings a burden on the family, it creates a lot of family squabbles and stuff like that. This concern was brought up in previous meetings before. Basically to find accommodation for young single parents.

You are pretty well aware of the feeling of where we are getting to I guess. We are leading to the five year program, the implementation of it. In your report I would like to strongly recommend you urge these kind of programs all over the North because that is the only way that housing is going to faster alleviated instead of bureaucrats playing their little role and playing god over other peoples lives. It happens all over the North -- it is just a few people, it almost seems that we are talking about an empire of people who do not care. The creation of that empire did not come from the people, the money was supposed to go to the people, some of it filters to the people. It seems that the creation of that has caused a lot of problems and a lot of burdens on people that were supposed to receive the funding. So I just wanted to state that I hope that these recommendations are implemented and carried on because in most of the communities you go to they are basically saying the same thing "We want to own our own home."

So as Pat was saying earlier, there are a lot of jobs that do not need to be there. That is one of the things I am sure you have heard before. These are some of the recommendations we were talking about this afternoon after we met and I just want to thank you for listening to them and I hope some of them can be implemented. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have questions?

MR. GARGAN: I guess there was a lot of need mentioned for Fort Simpson single apartments. There is also a need for bachelor apartments and cottages?

MR. DON ANTOINE: Exactly, call it whatever, because there is a lot of young people living with their parents and a lot of problems start from there. It is just basically a boost for them because once you own your own home you have a lot of pride in it and you take care of it.

MR. GARGAN: Just one more question Don. Which candidate are you supporting?

---Laughter

MR. DON ANTOINE: It's a secret.

CHAIRMAN (Mr. Pudluk): Mr. Antoine.

CHIEF JIM ANTOINE: I am the chief of the Fort Simpson Band. We had a long discussion this afternoon, I just wanted to make that public. We covered a lot of areas and from the areas that we covered like Don mentioned was that we came out with these recommendations. I gave you a copy of them but we added more on to them. I also like to mention that the recommendations are from 10 years of experience in trying to deal with the housing situation in Fort Simpson. It has been a long frustration 10 years in dealing with this housing shortage and we feel that the recommendations, for example the five year program that we are advocating, we know that it is unrealistic to have 50 houses built at the same time because of funding and the logistics of building 50 houses at once -- we feel that the reasonable rate would be 10 houses per year for five years. That should solve a lot of hard feelings and problems in Fort Simpson.

For the single source funding, well the problem with the Housing Corporation of course is that the material is being provided but there is no labour funds and the labour portion should be equivalent to material.

Of course we are advocating that the Fort Simpson Band Council for no other group administer the program, we are suggesting that we administer the program.

Our main push behind the recommendations is that we are pushing for home-ownership, rather than getting into low rentals. We know that low rentals in the other parts of the North are being built to the tune of \$100,000 to \$120,000 per unit. Whereas the Housing Corporation is providing HAP for \$30,000. There is a big difference -- \$70,000 to \$90,000 that we do not get. At the same time, the public housing units that are being built by the Housing Corporation in other parts of the North cost \$100,000 to \$120,000 to build and on top of that they are being subsidized at about \$36 million a year or something like that for power and fuel. It is an ongoing cost and the home-ownership program right now is \$30,000 as a one shot deal and no further cost to the Housing Corporation.

In the long run it costs us a lot less for us to have home-ownership, but we seem to have to suffer because we want to go home-ownership rather than low rental. We do not have enough labour funds to adequately build the type of homes that we would want to have. For example, I have been trying to build my house for the last three summers. I am not a carpenter and it takes about three times as long for me to figure out how to put up one wall. A carpenter that is well trained would probably put it up in one-third of the time that I try to figure it out. In the long run it takes a heck of a lot longer for me to build my house than if I had the proper funding for a qualified carpenter to come in and do it in a very short time. So these are the problems that not only I am experiencing, but all the other people that have got SSHAG and HAP programs are experiencing too. We are trying to deal with it with the existing programs.

I would also like to address another area that we did not cover this afternoon, the whole area of Housing Corporation and the board of directors. I sat on the board of directors for a few years and I would just like to say that the way the board of directors are appointed and the type of duties that you are expected to do is not adequate for running a corporation. I was appointed by the Legislative Assembly, I sat on the board and every three or four months we would get together to talk about the whole program. Of course you have other duties and other board members have other duties to perform besides the board of directors, you are not really in tune with the day to day activities of the corporation. You get together for two or three days to discuss three or four months of an operation -- you basically rubber stamp whatever is being presented to you. Unless you are very concerned about one topic or one issue, you try to raise hell about it.

I know who all sits on the board of directors, they are very good people but the way they have to make decisions and the way they have been chosen is not adequate and the type of decisions that they have to make with the amount of involvement and knowledge they have about the issues, is not good enough. This is where the Executive, the hired help from the corporation, such as the president, the vice-president and the different program heads take the lead because they are involved with the issues day to day. What happens there is that you more or less ask them to take the lead because they are the ones involved with the different issues with running the whole corporation.

So what turns out is that the Executive and different heads of the department more or less take the direction and make the recommendations and you try to think about it and reason it out as much as you can and then the decisions are made. Of course there are very good board of directors who know the issues and raise hell about it and take it back to the communities, that sort of thing, but in the long run the way the corporation has been set up and the way it is run, the board of directors are there to set policy and the staff are there to carry out these policies. There again you run into a situation if the bureaucrats do not like the policy, they do not really carry it out as best as they can and then the programs that are supposed to provide the houses to the communities do not get dealt with, such as the problems that we have here with the different home-ownership programs that we have been experiencing in the last few years. So that is my feeling on the board of directors and the way the corporation is set up at the present time. Mashi.

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

MRS. LAWRENCE: Mashi cho. I just want to comment on sharing your experience with us about serving on the board of directors for the Housing Corporation. That is the kind of view we were hoping to hear. I have never sat on the board of directors for the Housing Corporation and I do not really know what they are like. So thank you for sharing your experience with us.

MR. BALLANTYNE: I think Jim that is a very valid point. I think one of the problems with the way the board of directors are set up is that there really is no accountability there, they have no mandate. I wonder, putting aside now what direction we are going to recommend that the Housing Corporation will be going in the future, assuming that whatever direction it goes that there will be a board of directors, have you thought of a better way of perhaps choosing that board of directors. A couple of ideas that have come forward: each regional council, by election would probably be better, would put forward a couple of names.

So you have those two directors, from your region for instance, would be directly accountable to a regional organization. Do you think that might improve the situation? Because the way it is done now, is that the Minister recommends to the Legislative Assembly, a slate of names. There is no real criteria. The Minister tries to have each region represented. It does not always happen. It is a very tough position for somebody on the board of directors to be in because as you say you meet once every four months, you do not have the time, you are not there and you know what sort of fait accompli policies are presented to you, the board of directors rubber stamp them, as you say, and then they are used as a scapegoat that they have made this policy decision. So it puts the board of directors in a very, very tough decision. Do you see a better way of giving the board of directors a mandate?

CHIEF JIM ANTOINE: This is just my personal feeling. I feel that for one thing that in trying to deal with the district office in Hay River, I find that it is very difficult to deal with the corporation through a district office, basically because the district office personnel will decide whether your requests to the head office will continue or stop right there. My whole feeling and frustration is that a lot of time I would just like to see the whole corporation be a government department, that is one thought that crosses my mind. Maybe things would get done a little better.

The other option is the lesser of two evils, the suggestion that you are making there that the regional council appoint a representative to the Housing Corporation board of directors. It would be a lot better that way then the way they are chosen now. That way there would be accountability to the regional council. Presently the board of directors are not accountable to anybody, the community. You are told at the beginning of your tenure on the board of directors that you are not supposed to represent your community or your region, you are supposed to be there to be fair to everybody, you are representing everybody in the NWT, which is kind of difficult to do. If you do not come from the Eastern Arctic you do not know what is going on over there, you can't really represent them. There is no accountability as well, even to the community that you come from. You could go to a board meeting and come back and nobody really knows where you have been, you do not really have to discuss the issues with anybody.

So it is really a weak set-up right now and I think that if the board of directors are selected from the regional councils, that they be accountable to the regional councils and also get direction from the council as well as direction on different issues that may be problems that could be raised at the board of directors meetings. I think that would work a lot better than the present system.

MR. GARGAN: As far as the rural and remote housing goes, if you do not fit into a certain category you either cannot afford to get a loan to build a house or else your salary is too high that you could do it on your own. As far as the powers of the board goes is to make grants and loans to individuals or municipalities or other corporate bodies for the purpose of acquiring construction or improving houses. A lot of the local people that do apply to the corporation or the association are turned down, mostly because of the salaries that they make, little or too much. There is really no scale that can be used. The board of directors should instruct the association or corporation to do is that they accept all application and they in turn decide who should get the loans. Rather than the district office, I think they really dictate the range. I know Sharon did quote me in saying that if you make below \$30,000 that you could get a loan. I myself went down to the same district office and was quoted something different -- \$22,000 to \$25,000, if you make a salary within that range, you would get a loan.

So your different districts really use different scales. I think really the district office, the associations should be instructed to accept all applications and it is really up to the board of directors to decide who should be accepted.

CHAIRMAN (Mr. Pudluk): Anybody else have questions?

MR. DON ANTOINE: There is a real housing shortage in Fort Simpson and people that apply for houses because of need, there are no other type of houses. There are very limited SSHAG houses. There are about 30 or 31 public houses or low rental units and any time that one becomes available there is a major battle over it and there is a lot of hard feelings over it. Indian Affairs old houses, we counted 30 that could be renovated. There are people living in shacks, some houses that have been condemned and they are still living in them. There are rural and remote houses, three have been allocated to Fort Simpson. I know a lot of people applied for them. I do not know the reasons why they were turned down. If it is because of the policy that they have to make a certain amount of money -- I do not really agree with it. The people who were applying for these houses were applying for these houses because of need. This is the situation in Fort Simpson.

CHAIRMAN (Mr. Pudluk): Anybody else?

MR. PAUL GAMMON: I am secretary treasurer of the village of Fort Simpson. Most of the social concerns of the community have already been expounded upon and I am probably one of the fat cats that they are referring to because I get \$450 a month housing allowance and I have one of the nicest homes in the community. Before you dwell too long on Mr. Scotts concerns that territorial employees and other government employees get too much in the way of housing allowance, before you consider reducing the quality of life in the North, that the people who do not receive these kinds of benefits should be upgraded to the same standard in order for them to afford or maintain adequate housing.

Some of the concerns that I have, as a village dealing with the Housing Corporation, the district office personnel were mentioned and in some of the dealings I had with the district office is they feel that once they awarded a house, no matter which portion of the program it is under, basically the job is done. From that point on they do not do any building inspections, they may not have a mandate, but I am supposed to have one as the village, so the quality of house that is received by the individual in the community is not at the same standard as the house that I live in or the federal or territorial government employees. Houses that the people in Simpson receive through the Housing Corporation program are not constructed at the same quality level. I think portions of the problems with the Housing Corporation and the packages that they do deliver. They say, here is your material, even if they provide the labour component, it does not matter, but what the individual ends up with is not the same as the house that I live in. It is not as well constructed. The people who work for the Housing Corporation could care less what type of house they end up with as long as they knock another name off their long waiting list. That seems to be their only concern.

Over a year ago, village council requested a \$7500 grant under the Housing Corporation programs, to conduct a study on the housing situation in Fort Simpson. We know it takes a while but the prior fiscal period has expired, the new fiscal period has started and we have not been informed that we have or have not received the \$7500 grant to conduct the study. I can't blame it all on the district office because village council wrote the president of the corporation a letter and many months passed and we did not receive a response, so we had to write to the Minister and endeavour to get a response from the president of the corporation. It was only after the Minister interfered that the president responded. I think if that attitude starts at the top you cannot expect much more from the district employees.

Basically if the village council is unable to get an adequate response from the corporation, I can understand how the individual on the street feels when they deal with the corporation. That is all I have to say.

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

MR. GARGAN: With regard to the type of house you are living in, the federal or territorial government houses, compared to the low rental houses. I got an opinion from a contractor that most of the rental houses in the NWT are built to the bare minimum, just going over the housing code, and that is how houses are being built. Maybe after being occupied for one year it will go below the building code.

MR. BALLANTYNE: Paul, one area that Pat Scott touched upon was the availability of land, that whole area of land now cannot be used. What other potential land is there? What sort of costs are we talking about to make adequate land available, if that flood plain can't be used?

MR. PAUL GAMMON: The costs are difficult to determine at the present time, depending on the level of service a person would want in a land bank or a land subdivision that would be created in the Fort Simpson area. We presently have areas allocated for residential housing that have absolutely zero services with exception of a road, no water, sewer, power was just put in but that was an afterthought. To the normal sophisticated subdivision that has power, sewer, water, road, it was kind of (humerous.) Actually somebody mentioned tonight, complained about town planners and their urban attitude, we just invited the town planner from the territorial government to come to Fort Simpson, because he had been in the territorial government for three years and he had never been here. He appears to be a kind person and has consented to come and he will be discussing with village council the types of subdivisions that should be constructed in our area and problems that we may encounter with subdivisions.

As a village we presently have a lot of problems with the land section of the territorial government. We are in an awkward position here because we are the only village in the NWT and they are trying to extinguish us -- not land section, Local Government. We are in a situation where there has been little or no land development in this village for a 10 year period. In the last four months, the village has disposed of 22 lots which was virtually or entire inventory, we had 30 lots available. So we attempted to acquire more lots and because of the activity that is occurring in the area, territorial government decided that we should enter into a sole vendor agreement wherein the village would be totally responsible for all Commissioner's land that is disposed of within the community.

If the new Local Government Ordinance goes through in October or within the six month period after which the Legislature has its first opportunity to review it, we will be given the choice of becoming a town or reverting back to hamlet status. With a hamlet status, we have no right to any land, we cannot deal in land, so the territorial government would have to make land available to the people requiring it.

A sole vendor agreement can only be entered into by villages, towns and cities. The financial condition of this particular community would not lend itself to becoming a town so we could look after our own land problems. So if the choice does come, we will probably revert to hamlet status therein we would resolve our own land problems because we would dump them back in your lap.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: The question I was going to ask is the whole question of the flood plain. I do not know the history of it. Was that a freak flood that there has been overreaction to and in fact it is very unrealistic to put that off limits to new development? Do you think that is a viable alternative for people to look at that or in fact is there a reasonable concern that that will happen again?

MR. PAUL GAMMON: No, it is not a local concern. In fact we were not concerned about it at all. Most people were prepared to build anywhere on the island. This is a policy directive that has come down through Indian and Northern Affairs. In fact you probably noticed that Hay River on May 29th was designated and there flood plain was delineated for them, saying that houses were only supposed to be built above a certain level. We were supposed to have been designated on July 1st as Pat Scott indicated, just a minor change there, it was 127 meters above sea level. They actually came down and met with the village council and the band council at the same time and they showed us what they would consider adequate what they would consider our flood plain protection limit.

This flood in 1963 was not the greatest flood, the one in 1857 was in fact higher. It did not bother too many people at that time. There have been minor floods since; in 1972 and 1976. This is strictly an insurance or senior government policy as far as relief is concerned in a disaster area. So once the area is designated in Fort Simpson, any houses constructed in that area after that date will not be liable to or susceptible to any type of disaster funding from the federal government if in fact the dwelling is destroyed or damaged during a flood. So this being forced on us by senior government so the land banks that we thought we had available on the island, disappear at that date, without increased costs. So anybody that puts a house in the area below the flood plain has to flood proof it, build it on stilts or piles and not have any living area below the 127. In fact if you are in the flood plain you have to add half a meter to your dwelling height. So anything outside the 127 elevation has to be constructed 127.5.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: There was a fire in Chicago a couple of years ago, but they still build houses there. I wonder though, is this battle lost? Obviously you have made the point, that if the federal government is imposing decision on you which impacts your community financially and otherwise, that there should be a certain responsibility or compensation from government. What has been their response, and have you really given up on this one at this point? Are there any other avenues that you can explore?

MR. PAUL GAMMON: We tend to be quite easy about the situation. The band has a great deal of concern about the land and housing, wherein the village council, they have basically avoided the issue over the years. We sort of have divided responsibilities around here, they consider the village as the people that look after the technical problems in the community, and the band that looks after the social concerns of the community. So, we have not done a very good job at keeping the water up to standard lately, so we do not have time for the housing problem.

CHAIRMAN (Mr. Pudluk): Mr. Pedersen.

MR. PEDERSEN: Just one point of clarification, Mr. Chairman. I wrote down 127 feet, when Pat brought it up. I put it down as feet and took it for granite that it was above some mean level of the river. Is it 127 meters above sea level?

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? I am now going to ask one of the members from the special committee to make closing remarks because I can not think straight right now, because I lost my brother in law a couple of days ago. Mr. Scott.

MR. PATRICK SCOTT: I just wanted to make a comment regarding that flood plain level. About two thirds of the island of Fort Simpson is below that.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say again, thank you for inviting us and I appreciate you all coming out. The housing problem is all over the Territories and we have toured the High Arctic and if you think you have problems here, they even have bigger problems up there, because they are so isolated and they have no trees. We are so lucky that we have trees that we can cut down and build homes, but up there they are so isolated and far away and it is very hard for them to get materials and they are encountering a lot of problems. It took us two weeks to tour the High Arctic. Last week we toured the Delta and this month we are doing the Fort Simpson area.

Anything that has been said tonight has been recorded and we will seriously consider it for our recommendations in our interim report at the November sitting. I have mentioned before, because we are all elected members, hopefully we will make some changes for the better of all of the communities. I cannot think of anything else to add on, except to say thank you so much, and we are sorry that we cannot stay any longer. Maybe we will be going into Jean Marie River sometime, thank you.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

RAE-EDZO, TUESDAY, AUGUST 14, 1984

CHAIRMAN (Mr. Pudluk): I would like to call this meeting to order and I always make opening remarks when we go to the communities. First of all, I would like to thank everyone for coming out tonight. I would especially like to thank Chief Joe Rabesca and the Dogrib Rae Band Council for inviting the Special Committee on Housing to hold this public hearing in your beautiful community.

The Special Committee on Housing consists of six elected MLA's and four alternate MLA's. We were appointed by the Legislative Assembly in February, 1984, to investigate the concerns people in the communities have about housing. I would now like to introduce to you the Committee Members present today: Mrs. Eliza Lawrence, representing Tu Nedhe; Mr. Red Pedersen, representing Kitikmeot West; Mr. Sam Gargan, representing Deh Cho; Mr. Michael Ballantyne, representing Yellowknife North; and myself Ludy Pudluk, representing High Arctic.

Mr. Arnold McCallum, who represents Slave River and who also co-chairs this committee with me, is out of the NWT at this time. He will be joining our tour next week, as will John T'Seleie, who represents Sahtu.

So far, this committee has held public hearings in 17 communities across the NWT. We have met with municipal councils, band councils and housing associations in order to understand the concerns these groups have about housing.

In addition to Rae-Edzo, we will visit the communities of Fort Simpson, Snowdrift, Fort Resolution, Fort Providence, Detah, Lac la Martre, Fort Smith and Hay River in August. After this tour is completed, we will visit an additional 15 communities in the Kitikmeot and Keewatin regions in the Fall.

On the basis of what people tell us at the public hearings and other meetings held in the communities, this committee will make an interim report to the Legislative Assembly in November. A final report, which will include recommendations, will try to address the concerns raised in the communities.

An important part of this committee's mandate is to review the operations of the Northwest Territories Housing Corporation. This review will begin once we have heard from the people in the communities. We will study the present structure and operating procedures of the NWT Housing Corporation to see whether the programs are getting to the people in the most efficient and effective way. We will also make recommendations for changes in programs and policies that, we hope, will lead to some real improvements in housing at the community level.

I would like to emphasize that we are elected representatives, not government employees. We do not work for the NWT Housing Corporation or for the Government of the NWT. We work for you, the people of the NWT. This committee was formed because so many of us in the Legislative Assembly were always dealing with housing problems in our constituencies. The problems basically seemed to be the same across the NWT and your Legislative Assembly decided that it was time to take a look at the NWT Housing Corporation and talk to the people in the communities to see if there couldn't be a better way of providing housing.

Therefore, we have come here tonight to hear from you, the people of Rae-Edzo. These community hearings are the first step in finding out what people think about the housing they have now, and to collect the ideas people have for changes and improvements. At this point, we can't tell you what our recommendations will be. We still have to visit many more communities to listen to the people and the review of the NWT Housing Corporation will take some time. We have to consider the housing situation across the NWT and look at where the money would come from to fund any changes we might suggest. We have a responsibility to make sure that our recommendations are realistic and positive. We are not interested in making changes just for the sake of change itself; instead, we must make recommendations that would solve at least some of the major problems we have heard so much about over the past few months.

At this time, I would like to call upon other Members of the committee who may wish to make a few opening remarks.

MRS. LAWRENCE: (Not recorded)

CHAIRMAN (Mr. Pudluk): Thank you. I think you have heard enough from this table for now. We would just like you to know that since arriving in Rae-Edzo today, we have been quite busy. We met with representatives from the band council, hamlet council and housing authority. We also toured around the community and were able to meet some of you.

I would remind you once again that we have come here to listen to you. Since we do not work for the Housing Corporation or for the Government of the NWT, we cannot answer questions about their policies as they apply in Rae-Edzo, but we will meet with the district office of the Housing Corporation in Hay River next week. We will also review the entire Housing Corporation in the months to come, so your questions will not be forgotten. They will be recorded, as will the responses of the Housing Corporation.

Before I close, I would just like to say a few words about how these public hearings work. We are set up for simultaneous translation and tonight our interpreters are James Rabesca, who is on loan to us from the Dene Nation and of course you all know Ernie Camsell. They will translate remarks from English to Dogrib and vice versa. If you wish to hear the translation, please get a receiver and headset.

We are recording this meeting so that we will have a record of everyone's concerns. Transcripts of the public hearings will be produced and copies will be sent back to you. It is necessary for anyone who wishes to speak to come forward to this table and speak to us through the microphone. In this way, the interpreters will hear your remarks and they will also be recorded. We would also ask that you state your name before beginning and that you remain at the table following your presentation in case any of the committee Members have questions to ask of you.

The floor is now open for anyone to make a presentation.

CHIEF JOE RABESCA: My name is Joe Rabesca and I am the Chief here. I will start this presentation off. Before I start, I have my band manager here, Violet Camsell, and the next one is the secretary manager, Henry Zoe.

We have got about 12 different items that we would like to bring forward to you and I will ask my colleagues sitting here beside me to share this with me. The following concerns that we are going to raised have been done by the band and the hamlet of Rae-Edzo. The people of Rae and the combined council met during the year around March and we talked about our concerns among ourselves and these are some of them.

The first one is that of local employment. In the past there were contracts being awarded to people from other communities and not much thought was given to hiring local people of this community. I think the reason why this was the case was the amount of money that was needed by the contractor to cover the bond. I am quite sure this community, as you know, is not like a lot of other communities, a lot of people do not have a couple thousand dollars stacked away in the pockets. We do not have that kind of people in town here. So, if there is bonding required it is going to make it difficult for a contractor to bid on. I think this question was raised at our meetings in the past. I'll just turn this mike over to Violet.

MS VIOLET CAMSELL: I am Violet Camsell, band manager for the Rae Dene Band. What the Chief has outlined is that if this bonding was not in place -- our local people do not have that much money available to participate in contracts. If the bonding money was lesser perhaps there would be more local contractors participating in the bidding. It is the local housing authority and governing bodies that have identified these projects and I think that since the committee has identified it the jobs generating from those projects should go directly back to the community and not outside of it because housing does not only generate shelter for our people but also an economy which is beneficial to our community. So, therefore, we recommend that a certain percentage of the labour force and bonding be identified as part of the tender document.

MR. HENRY ZOE: My name is Henry Zoe, secretary manager for the hamlet. While we are on local employment and referring to contracts I would just like to add in that within the tendering of the contracts, if the Housing Corporation put in a certain clause within their tendering documents specifying that a certain percentage of the contract be local employment. I am sure this would enhance the contractor to hire local people.

CHIEF JOE RABESCA: We are on item two now.

CHAIRMAN (Mr. Pudluk): Before you go on to the next item, we should see if any of the committee members have questions. Mr. Ballantyne.

MR. BALLANTYNE: You made a good point that the whole area of local employment and local people getting contracts is very important to the economy at a community. We have to keep in mind, that houses will continue to be built over the years and it has a potential to provide employment and business opportunities for the community for many, many years to come. I wonder, would it be helpful do you think if the Housing Corporation provided more training programs to train people so that they could take on contracts and did develop the skills to build houses?

CHIEF JOE RABESCA: I think the answer would be yes to that question.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. When you mentioned a certain percentage of employment should be given to the local people. Violet, I guess what you mean is that before a contract is awarded to a contractor that maybe they should guarantee that for instance, 40 per cent of the employment would be to the local people.

MR. HENRY ZOE: What I meant was that when they are tendering out the contracts that a special clause should be specified within that tendering document so that the contractor that is bidding on it would have to abide by whatever the specifications are.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? Okay, now we will go on to item two.

MS VIOLET CAMSELL: Item two, a flexibility of construction programs. The Housing Corporation has policies in awarding contracts without proper community input. We know of a few contractors in town who are not able to complete a contract and as a result they were reawarded out because of making poor judgment.

We therefore recommend that local contractors be approached first. Local housing board or governing body have input in awarding of contracts which is in the decision-making process and that construction period start in early spring instead of late summer and that foundation work be done the previous year prior to construction date.

CHAIRMAN (Mr. Pudluk): Anybody have questions? Mr. Ballantyne.

MR. BALLANTYNE: One thing we have heard in every community we have visited is that local people want a lot more authority in control over decisions in the whole area of housing. One example you gave, do I take it that you would actually like to see for instance, the band council award the contract or are you talking about having some input into that? But eventually would you like to see the band council having that control, or the hamlet council or the housing authority making that decision. Do you see that as your final aim?

MS VIOLET CAMSELL: Our local housing authority has members from the band, the hamlet and various other organizations in the community, and people from the rental and private home-owners. On that committee, the Chief is also on the board. That being the governing body, what we are saying that in awarding these contracts we should have an input as to who should have the contract because I know that we have experienced previously, contractors that have worked in the community and were not able to finish the work and as a result have to have it reawarded. It gave further delay in completing the project and there is also the financial end where people were not able to financially complete the unit because they were out of funding.

If we had input into the decision-making process at the corporation level, I think these kind of errors could be refrained from in the future.

CHAIRMAN (Mr. Pudluk): Thank you. Now, you can go onto number three.

MS VIOLET CAMSELL: Another item of concern that we wish to bring forward is the housing design. In that area, we would also like to have proper community input or consultation which would eliminate poor structure of units.

In this area, we recommend the design of unit has also local community board or governing body input and that it suits the livestyle of the people occupying the units. In recent rehab programs that we have, the people like our elders, people who are use to the woodstove as a source of heat for cooking and things like that were turned over to electrical outlets. I think that sort of option should be left to the local community authority or governing body instead of imposing those sort of elements on us.

CHAIRMAN (Mr. Pudluk): Any questions? Okay, go on.

MS VIOLET CAMSELL: We have landscaping as another item which I do not have that much information on so I will turn it over to Henry Zoe.

MR. HENRY ZOE: I would just like to mention the landscaping for the houses that the Housing Corporation owns. At the moment, when a house is erected, prior to that the Housing Corporation would put in a gravel pad and construction would then be constructed. The rest of the lot that they lease does not have any type of landscaping. This creates a lot of problems in driveways, slough runoff, runoff water collecting in certain areas of the lot and since housing has no landscaping policy they do not seem to do the whole lot. They only make a gravel pad.

I would recommend that the Housing Corporation have a full scale of landscaping within the community of Rae-Edzo.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Henry, would this would be done in conjunction with local government?

MR. HENRY ZOE: Right, but local government has only certain responsibilities, like once a lot is leased to an individual or a corporation, it is up to the leasee to upgrade his lot. In this case if it is the Housing Corporation, I believe that the onus would be on them but not on the tenant. In the last few years, there has been a lot of problems created in our community where the tenant

would come back to the municipal office requesting that the drive way or their lot be upgraded, but, municipality has no funding for this source. In the community, the municipality would refer them to the Housing Corporation to upgrade their driveways and so forth. There has been a lot of problems where our local contractor that delivers water, cannot get to the housing units, due to the drive way conditions, and it is also the same thing during the winter time. So, I strongly feel that the housing corporation should do something regarding landscaping around their units.

CHAIRMAN (Mr. Pudluk): Thank you. Any further questions? We can now go on to the next item.

MR. HENRY ZOE: The next item that I will touch on is the planning process. I do not believe that the housing corporation has adequate capital planning in place, because I, as of today, still cannot recall what their capital planning for this area is. I would recommend that the corporation develop a five year capital plan where it can identify the housing needs and the planning aspect of housing, to do all of the identifying of certain lots that they require and this would also eliminate -- as you can see when you come into town, a row of yellow houses -- so, this would eliminate the design aspect of it and a row of the same houses.

In this planning process, this could give both councils of Rae, adequate time to make decisions as to what type of lot or the location of a lot to be given to the Housing Corporation. If they have a planning process, this would also benefit the housing corporation by reserving certain lots for their units.

Through their planning process again, in the last couple of years we ran into some difficulties where the housing corporation were pressed for time by their funding source, where in order for them to get funding, they had to acquire land. That means having a lease hold to a property, and in the last instance that I recall, the Housing Corporation in their planning process, they did not have a planning process, so they ran into difficulties where they had to rush to both of the combined councils to select lots. Through proper planning, I am sure that these types of short notices that were burdened on the community would not happen. This can also be rectified if they had a planning process in place.

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

MR. BALLANTYNE: The concept of a five year plan is something that we heard in Fort Simpson yesterday, and it makes a lot of sense. In any community, in order to do any intelligent planning, has to know well in advance of what their housing needs are and the possibility of getting those needs. One of the problems that we have heard from people, is the method of selection of who gets houses in the community itself, and then who decides what community gets houses over another community. I wonder if you have any ideas about that? Would you like, as a housing authority, or you make that decision now, who would get a HAP house, or who would get a rental house?

In a larger picture, the Housing Corporation now decides who gets houses. Do you think that maybe it would be more reasonable if the regional council made that decision, so that all of the communities in the Dogrib region would get together, talk to each other and decide among themselves who should get priority of houses?

MR. HENRY ZOE: Yes, Mike, what you are referring to will be discussed at the next tribal council meeting, and I am sure that the Dogrib tribal region will be interested in that concept.

CHAIRMAN (Mr. Pudluk): I think that we are asking for the future, not the next regional council meeting. When we make recommendations, we would also like to put that on, because it is a concern of this area. We would like to get an opinion from you as soon as possible before the report comes out.

MR. BALLANTYNE: As soon as we can get an opinion -- we will probably be working on this for another year -- it is very, very important, what is important to us that after you have the next Dogrib Tribal Council meeting, that you get anything to us that is decided at that meeting as soon as possible.

A SPEAKER (Male): Since you are on a tour, are you going to visit Lac la Marte and these other communities? I will say this, some of these communities might not have associations such as this community, so we might not be at the same level. So, let us leave Rae as it is and let them guys make decisions for themselves. I think it would be a lot better that way.

MRS LAWRENCE: You are right in saying that, because every community is different. If you would like to add anything on that you have not done so tonight, through your discussions with other meetings and so on, and you would like to add anything to it, you can always sent it to us in Yellowknife. We will leave the address with you, and any further recommendations that you might have you can send to us in Yellowknife.

CHAIRMAN (Mr. Pudluk): Yes, we were invited to Lac la Martre, and we are going to go there next Tuesday, August 21, but we were not invited to Rae Lakes and Snare Lake.

MR. HENRY ZOE: I was still talking about planning process, and I would still like to continue on. Within that planning process if the Housing Corporation can have a needs study undertaken, I am sure that this needs study would determine the number of units that would be required for the community. If this study is updated from year to year, I am sure that this would also help them in their five year capital planning.

MS VIOLET CAMSELL: Another item that we would like to discuss under programs, is program information or a system of education for the people at the community level. That they be made more aware in English and the native language in the community for various programs or projects that are made available to the community. Because, too often we hear of, you know, if I would have known about that project I would have applied for it or they would have perhaps obtained some funding. Now these types of programs are usually taken advantage of by the people that are educated or through a long process. People that do not know how to file or make proper application and that, it takes quite a while to educate them. Now, there are a lot of different programs. Like you have the ERAP, the RAP, the senior citizens, and the HAP program, that have different criteria and eligibility that has to be followed. Now if all these were read to the people properly I think that more people would take advantage of these programs and not just a few.

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

MS VIOLET CAMSELL: Okay. Another item under program is the EARP -- Emergency Assistance Repair Program, and RAP and the senior citizens' program. We feel that these programs should be administered by the community, whether by the housing association or by the Dene Band Councils or by the municipal councils. We feel that these smaller projects can be better delivered by the community.

CHAIRMAN (Mr. Pudluk): Thank you. Any questions from the committee? Thank you. Go on.

MS VIOLET CAMSELL: In Rae here we have a lot of housing shortage and that and we feel that the purchase of units, whether it be northern or public units, be made available to the people to purchase it if they so wish, for the tenants that are occupying the units.

CHAIRMAN (Mr. Pudluk): Any questions? Mr. Ballantyne.

MR. BALLANTYNE: I see by looking at some of the statistics that you have been able to sell about 20 of the rental units to the people in the community. My question is, are there still more people interested in purchasing the units, number one, and number two, are some of the rental units in such bad shape that people would not want to purchase them?

MS VIOLET CAMSELL: That is right. In the community we have presently three units that are condemned and as a result we are getting what you call replacement rehab. The other two we are just giving them to local senior citizens that really need units and do not have the funding or money to purchase or, you know, build up a SSHAG program. There are a lot of residents in Edzo that are purchasing their units also.

MR. BALLANTYNE: So in other communities they have not had very much success with this, but I take it -- are you happy with the way that program is going in Rae-Edzo?

MS VIOLET CAMSELL: Well, the policy that was dictated to us indicated that the units that are available for purchase only are northern rentals. We do not feel that should be the case. We think that any unit, whether it be northern, rehab or public units should be made available to the tenants that are occupying the said unit -- that they should be made available to purchase it if they so wish.

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

MS VIOLET CAMSELL: Another item we wish to bring forward is improvement of services. The level of services that the community has I do not think is very high. This is probably as a result of the funding or the budget that each association has and if those budgets were increased to meet the demand of the services I think that they would get better maintenance services. I do not think it should also be limited to rental units, but also to private home dwellers as well. This can also generate some revenue for the association and in isolated places where you do not have electricians, you do not have plumbers, people that are trained at the housing association can provide those services. That would be that much more better.

CHAIRMAN (Mr. Pudluk): Any questions? No. Go on.

MS VIOLET CAMSELL: Another item that we have is long-term planning, which I think goes with our planning process, is that long-term planning to phase out the honeybucket which is a health hazard and outdated. It should be looked into that a more pressurized system be put in place for those units.

CHAIRMAN (Mr. Pudluk): Any questions? No. Go on.

MS VIOLET CAMSELL: That concludes our presentation.

CHAIRMAN (Mr. Pudluk): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I have two questions, because I have not been around here for a while. I have not visited this community for a while. What became of those yellow houses that were not properly built so nobody was moving in? What happened to them? Did anybody move in, did they improve them, or what happened? Just out of curiosity, what happened?

MS VIOLET CAMSELL: What eventually happened was there was a problem with piling, like the foundation. I think it was the local government that ran out of funding. Somebody else can correct me if I am wrong here. We needed units. There were a lot of people pressuring the association to move into those units and as a result moved in. I think it was poor construction. Part of the thing that we said was the design -- that we should have input in design and when those units came in it was more or less pre-fab, put together in a rushed way. I do not think they were designed for this type of environment, but eventually the tenants moved in.

MRS. LAWRENCE: Eventually they fixed it up and moved in, eh, because I know they sat there for a few years without nobody moving in.

MS VIOLET CAMSELL: That is right, yes.

MRS. LAWRENCE: Yes. Thank you.

CHAIRMAN (Mr. Pudluk): Thanks. Any further questions? Mr. Ballantyne.

A SPEAKER (Male): As I said when I started, we had 12 different items there. They all sound different, but they all relate to housing. Something else that I would like to mention is that the population of Rae is growing pretty fast I think and it seems like more and more younger people want houses, but we are shorter of houses every year I think and that is something I would like to let you know, that there is a shortage of houses.

Before I turn the mike over to the gentleman over there, I would just like to talk to the people in the back. I would like to share with them just what we said about these 12 different items so they do not repeat us again, but if they have to, I will leave it up to them.

(Translation) He is just repeating over again, these guys were elected MLAs and they are travelling all over from place to place from the coast to the south, so they are travelling all over. Here in Fort Rae the population is increasing every year and they are short of houses. They want houses but they are short of houses. So now, if anybody wants to say anything, you guys can talk to them and say whatever you want. There is only the three of us talking so far, but maybe our words will not be strong enough. They are just talking about houses. They are not talking about roads or anything like that, but just the houses they are making in Fort Rae here. These guys here are working for us and they are MLAs and they were voted in, so whoever wants to talk, just talk about houses and that is all. You cannot talk about everything you think about, but only about housing and that is all.

I just told them that we are talking about housing and there is no need to talk about anything else except housing.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. JEAN-PIERRE MICHEL: (Translation) Thanks a lot. You guys came in, thanks a lot. You are working for us and all that. Next month, on the 12th of September, I will be 70 years old. I am very happy you guys are talking about housing. This is the way you work for us. Thanks a lot. You are working for the people, so I want you to hear what I have to say. Sinagnaut Power Dam is in our country over here. I am one of the first ones that built a log house here. I am old, I have my old age pension, but I have repaid my house twice with my own money and the government never helped me. I have power and electricity in my place and I paid over \$1000 myself. Now I have put another addition on my house and I want power in there too, and they told me it would cost over \$1000. I have not got any money. All I have is my old age pension. I am not the only one. There are a lot of old people here that are in the same way. The old people who get pension, maybe they should help them the most. Thanks a lot for everything.

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

MR. EDDY LAFFERTY: (Translation) My name is Eddy Lafferty. I live in Fort Rae. You guys are talking about houses -- thanks a lot for that too. We do not ask the government for these houses, but they build them anyway. The first houses were built when Jimmy Bruno was still alive. They wanted to build the houses and told us we would pay two dollars a month. I have been staying in a government house for over 10 years and I have 10 kids. I am not the only one. We are all the same. We are staying in rental houses and if we do not pay our light bill they take our meter out. Some people have a freezer in the house and they take the meter off and the meat is all spoiled now. I see this with my two eyes. Now I see another person here, who has no lights and he cannot make a fire because he has an electric stove and they took the meter off. I have just seen that now. There is an old woman in there and there is no fire and no light, nothing. The fellow has no lights and he has to go to the next house to boil his tea and take it home. That is the way he is living right now and the old lady is over 90 year old. Maybe you guys do not know anything about it, but this is what I am telling you. You think the houses are good. They might be good, but if we do not pay our light bill they take our meter right out. There are two dams up at Strut Lake now. They are in our country here, but still they take our meters out.

I also know an old man here who is living in a tent now because they chased him out of the house and he has not got any boards or anything at all. It would be nicer if they did not take the meter out. If has got any money at all, maybe he should pay half if he cannot pay the whole shot. A lot of people get their meter cut off because they do not pay. At one of those yellow houses they took the meter out. The meter has not been in for two weeks now and he has some meat in the freezer and the meat is all spoiled. I just saw that, and that is why I am talking.

Now again you are talking about building some more houses. I have not seen any work. I have a bunch of kids and none of my kids have any jobs. I do not get a cheque. I am only 56 years old. I am still young. I have 10 kids. I am not the only one. A lot of people are that way. If they did not take the meter off the house, it would be nice. Maybe it would be good for you guys to speak to NCPC. That is all I have to say. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Does anyone have a question to the gentlemen? I wonder if Mr. Michele could go back to the witness table. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. This is with regard to the Chief and Violet, when they mentioned something about program information and education. There is a senior citizens' repair program, Mr. Michele, and the corporation provides to individuals grants not exceeding \$5000 and I suppose these grants are given if the elders or the senior people require it and maybe you should try to get help from the housing corporation here to apply for that grant. You might probably get help that way.

MR. JEAN-PIERRE MICHEL: (Translation) We know that there is such programs existing right now, but I have a lot of bills to look after. All these years that I have been into repairing my home I have had to pay out of my pocket to get the building repairs, but the only problem I have encountered so far is paying for the electrical fixtures in my home. I am adding an addition to my home that needs some electrical lights and the installation of that is going to cost over \$1000, which I do not have. This is my main concern. Thank you.

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

MR. GARGAN: Thank you, Mr. Chairman. Mr. Michele, in my own community there is one senior person that applied for that grant and he got it. He got that \$5000 but that was not enough to repair all his house, so this senior person approached me and I was able to approach the housing corporation in Hay River -- that is where our district is -- and they were able to get additional moneys besides that \$5000 to repair the houses. So, I guess you are going to have to take advantage of your MLA, James, and maybe tell him to help you in that area too, because you elected him and now he is working for you and he probably could help you in that area too.

MR. JEAN-PIERRE MICHEL: (Translation) Certainly we would appreciate it if our MLAs could back us up for that \$5000 grant that is made available for the senior citizens' home repair program.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. JEAN-PIERRE MICHEL: (Translation) Well, I hope that you people will consider my approach of getting into the electrical fixtures for my home, because I certainly would like to see some lights in the new addition to my home. I need some help in that regard and that is why I have been asking this panel, to see whether they can help me out.

CHAIRMAN (Mr. Pudluk): We set up this committee I think for the good reason of trying to help our people in the communities, younger people and older people as well. We will not forget what you have had to say. I think that is the reason we are travelling to the communities. Thank you.

Does anybody else have a question? I would like to thank Mr. Michele at this time.

MR. JEAN-PIERRE MICHEL: (Translation) Thank you.

CHAIRMAN (Mr. Pudluk): Anybody else?

MR. NICK BLACK: (Translation) My name is Nick Black and I was just recently elected to the band council. I would certainly like to welcome the committee Members to Fort Rae. I am from Fort Rae and I just got elected to the band council last month, in July. Certainly, being a community leader, I think it is a very important area and I would imagine being an MLA for the Northwest Territories is the same area too. If you think you could accomplish anything for your community and you are asked to run, I think you would accept your nomination, as would the MLAs, so I think we could all work together on improving our homes. Certainly we are not interested in building homes which are the so-called pre-fab buildings. We are interested mainly in building our own homes with logs. The native people are born living in the traditional log buildings and we are not interested in living in the pre-fab buildings. The pre-fab buildings are not made for the northern part of the territories because it is colder living in them than in the log buildings. As far as the program is concerned I feel that all the designs and the type of buildings that the community would require should be left with the community councils. Being as the band council, I think they should have that type of thing given to them. It is good to have a log building -- not only the log building itself, but I certainly would like to see a woodstove in there, rather than having an electrical stove, because we are not used to electric stoves.

I think all the power has rested with the territorial and federal governments up to now. In the past I have been hearing the government trying to tell us that we should be running our own affairs. If that is going to be so, they should transfer all these things to the community councils so they can administer them to suit better at the community level.

I still have my dad living with me and he is very old. I am almost 67 years old right now. My dad use to work hard in his younger days, now that he is as old as he is I do not think he will ever work as hard as he did in the past. Looking at the senior citizen homes -- I have my dad living in one of the low rental government homes and he had his home repaired just recently. I have heard that some people the same age as my dad have been turned away from their own home. I just hope that does not happen to my old folks.

I certainly would like to see the Housing Corporation people have more respect for the elderly people at the community level. There are some homes of the elderly people that are under repairs at the moment and the contractors are pretty slow repairing these homes. In the meantime these old people are living with someone else while their homes are being repaired and I would like to see the contractors speed up their construction. I would like to see your support in encouraging the Housing Corporation to improve the way they have operated the housing program at the community level.

I certainly have respect for what the chief and band manager have just said. They have spoken for the community. That is about all I have to say right now. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Any questions. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I would like to thank Mr. Black for his very wise words. Everything we hear at these meetings are of great value to us for when we have to make up our recommendations. What Mr. Black is talking about is right and we have heard it in other places too. In Fort Good Hope for instance, we heard people ask for complete control of the housing program. They emphasized and I think we all agreed with them that housing is not just a program of providing a shelter, a box, to sleep in. Housing is probably the most important single item in the development of a community. If houses are overcrowded it affects school attendance, health and it affects relationships between families. It is a much greater problem than just shelter.

In Fort Good Hope, what the people asked for there was simply to take over the entire program to decide not only who should live in what houses, what type of houses should be built, how big they should be, where they should be. Whether people should move from one to another when their family structure changed. In the design of the houses, they would like to be able to go to the architects themselves, work with the architects and come up with housing designs that fit their needs.

Many of the problems that your chief and his staff raised with us, could be solved I think if the complete control was put to the community. The problem of awarding contracts, if it was the community's responsibility there would be no problem with them. Whether you start the houses in the spring and build the pads the year before, that would also be solved. All these things I think would pretty well be solved if we could put the control into the community where it really belongs.

As for the log houses that Mr. Black mentioned, that they are not really interested in living in pre-fabs. I come from the Arctic Coast and so does our chairman. That does not apply to us because we are not lucky enough to have any trees. We have to live in pre-fabs. But it has become very obvious to me at least, and I am sure to our chairman, Mr. Pudluk, and the other members who have travelled with us from the High Arctic, when we have come into the Mackenzie Valley and around this area that the homes that you build from logs are -- they really stick out because if nothing else they look a hell of a lot better than the pre-fab houses that sit beside them. We have been in them and I certainly like them, I wish we could have them and I don't think there will be any doubt that when our recommendations come out, at least my feeling would be that where trees are available, of course they should be used. It makes better sense and that goes for heating too.

I would like to thank the chief and Mr. Black and everyone else who has been and who is still going to come up tonight for their comments. Many of the things we have heard before and I certainly agree with them. I have no questions but I just wanted to make those comments. Thank you, Mr. Chairman.

CHAIRMAN (Mr. Pudluk): Thank you, Mr. Pedersen. Where I come from we can build houses too. That is out of snow. But we have to build it in the fall and melt it in the springtime. I would like to thank Mr. Black for his comments. Does anybody else have questions or comments? Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would like to make a comment to Mr. Eddy Lafferty. In my area we experience the same problem that you have whereas at one time we had our own houses and then the government decided to move in and started making houses for people and promising them that they could rent them for two dollars a month and over a period of time that they could own the home. In the process they destroyed all the houses that the people lived in and then raised the rent up to the point where some people were unable to keep up their rent, power and everything. That is one of the promises made to us by the government that was broken. The same thing happened to some of my relatives and people that are living in my constituency and I guess because of that I was very interested in sitting on this committee.

Also in one of the recommendations that was given to us by your chief and band manager, it stated that education information might help as well to get the proper information on power and things like that. I was surprised that they were cutting off the power because I did not think they were able to do that. I just wanted to comment on that and say that that same problem does exist in other communities as well. Mashi.

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

MR. PIERRE WFOZIN: (Translation) I am 81 years old and so is my wife. My wife cannot walk because she is crippled. In the wintertime it is very cold because there is no porch on the house. I am referring to the homes that were repaired in the last few years but mine has still not been repaired. There is just one guy that repaired my house, just the doors and the windows, and then they put the roof on the houses, that is all that he did. So, I am very concerned about my house, and I think that it would be really good if they could rehab it again. I have asked them to do it and they have said no because the house is not repairable. They said that they were not going to fix it but they are going to condemn the place. Every month I am still paying the rent. If they repair it, like the rest of the ones that they have done around here, then I will pay my rent, but if they do not I will not pay my rent. Out of my cheque I pay for the rent, water and lights, but things are pretty high also.

We still get our pensions, but we are still poor, and we cannot pay for our rent out of our cheques. I am not the only one, everybody is the same. So you are talking about houses now, thanks a lot for that. Those people that always come in, we always tell them about it. We have a guy here that is in charge of housing and we always ask him to come and see our houses, but he never does. He just holds out his hand for our rent, I guess that he does not want to do anything about it.

My wife and I are both 81 years old. She has rheumatism and I have had to look after her for seven years. In the wintertime, we get a lot of snow coming in through the doors and windows, and it is still the same now. So, if you could repair it in a hurry, I sure would be happy. It is getting cold now, and there is a space about two inches high under the door, and you can see right outside. Like I said, my wife and I are both 81 years old, and we both get pensions. She is my wife and I have to look after her, but if we had a warm house it would be good, but it is not that way. So, if you could go over and take a look at my house, I would be very happy.

So, now we are talking about housing, I am not the only one. Some of the people in here have crowded houses, and very poor houses. So, if all of the people that have poor houses came up to the mike to speak, we would probably be here all night. We do not know who the boss is. We ask the guy that is looking after housing to look at our place, and he just says "I am not the boss, the other guy is the boss, the other guy is the boss." That is all we hear, that somebody else is the boss, and we do not know who the boss is. So, if you people can help us in any way, we would be very happy.

This is our land and our country. The dam is on our land and yet they still raise the light bills and the house rent. There is only one guy that worked on my house, and I keep going over there to see him and he just tells me to leave him alone. I am still paying rent, but it is not repaired. I want it repaired the same as the rest of them, but they have told me that it is condemned and that they are not going to repair it. I cannot leave the house because I have nowhere to go, I have no other shelter to go to. Even though it is cold, I have to stay in my house.

For seven years now, my wife has not been able to walk. If I could get another new house to stay in, it would be alright. I do not want to leave Fort Rae, and this is our country, so I would like to get a spot here in Rae to put a house. So, if they could build me a new house, I would move into it, wherever I want my house to be built. All of the other houses that have been repaired have new furnaces and everything. In my house they did not even put a new floor in it, they just put a door, windows and the roof on. I have been living in that house for 20 years now, and they did not even put a new door on, they put an old door on. In the wintertime it is very cold in there.

Us old people, we just live by fire, and when the heat is on us, we are very happy. If we had a wood stove in there, we would be very happy. If you cannot build me another house, but get my house repaired, I would be happy. I am happy that you people have come here to talk about housing. that is what I have to say.

I used to work in this country too. I used to trap here for seven years. In those days, I was young and maybe one of you are one of my sons, I am not too sure.

---Laughter

CHAIRMAN (Mr. Pudluk): Hi dad!

---Laughter

CHAIRMAN (Mr. Pudluk): Eliza.

MRS. LAWRENCE: Thank you, Mr. Wedzin. I can understand the frustration that you are going through. I wish that I could say that we could answer to your problems right away, but we are only here to hear you out. We are here to listen to all of the problems that you are having, so that we can bring those concerns to the Legislative Assembly in November. Many times we do not understand the government. They take things right from our own area, they make money from it, and then we suffer because of it. That sort of thing, we cannot really control at this time, but maybe in the future we will be able to do something about it. I would just like to say mashi cho for your input.

CHAIRMAN (Mr. Pudluk): Thank you, anybody else? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Pierre I would like to thank you for your presentation. You mentioned that your house was condemned, but I guess it is still good enough to collect rent on, so I just thought that I would mention that. We do also have what they call a rent scale that the housing association uses. I believe it is 25 per cent of your income, but I do not know if that is a fair scale either. If you have an older house, I do not know if you should be paying more rent than people that do have running water, sewage and also the type of house that you are living in. It does not matter whether you are living in a condemned house, or a new house, everybody pays the same type of rent. I think that it is an unfair system, and if we were to hear a statement of that nature, then we certainly would consider it in our deliberations. So, I thought that I would just let you know that.

CHAIRMAN (Mr. Pudluk): Thank you, anybody else?

MR. JIMMY ERASMUS: I would like to talk about my daughter's house. This summer my daughter's house is being repaired. They fixed the roof, inside of the house and then they painted the house, and then they told her, \$8000 just to do that. It does not look like it is worth \$8000, because the roof is still leaking. So, they sent her a notice saying that if she does not pay that \$8000 she will have to go to court. I do not like that very much. I did not let anybody know, I did not even tell the chief anything about it.

I am a member of the band council also, so my daughter asked me to tell you this. She is all by herself, working for herself and she is feeding her kids also. So, if they want to take her to court, there are a bunch of band councillors here, and if they do it in front of us, I would be happy.

I guess there is money available to repair all of the houses, so I would like to know how she would be able to get some money to repair her house? So, the way that I would like to do it, is if we could get the contract ourselves and pay ourselves to repair our own houses, it would be a lot better that way. So, this is what we want to do. I am not staying in a rental building, and I paid \$1500 for my house, but it does not look the same as that. So, those people that repaired my daughter's house, I would like to get those people to come and look at my house and then talk about it, and then we would be happy.

We are all government people. We got treaty and we belong to the government, and the government is supposed to help us. If there is a way that they could help us, it would be good. That is why I mentioned this, because I want everybody to know about that. That is all that I have to say. Mushi cho.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to ask Mr. Erasmus, I wonder where the money came from, and who repaired your daughter's house?

MR. JIMMY ERASMUS: I do not know the name of the carpenter or the repair man. My daughter told me this and this is just what I am announcing or saying.

MRS. LAWRENCE: Is your daughter in the hall?

MR. JIMMY ERASMUS: I do not think so. No, she is not here at the moment. Maybe somebody could go over and get her.

MRS. LAWRENCE: Thank you.

MS MARY ANN TSETTA: Francis Richardson was under the HAP program which was administered by CMHC in Yellowknife. From what I understand, a lot of the money that she got was in materials. There was an outside contractor that was hired from Fort Providence and he was only supposed to be doing the interior of the house. And, at that time, Mrs. Richardson was supposed to be adding on an addition on her own with help from, I believe, her son-in-law, Leonard. She said that he was going to be installing a woodstove, and a septic tank for her. Part of this money went to the electrical wiring that was done in the house, complete rewiring in the unit and she had insulation through the ceiling and through the front porch, I believe. The door was fixed but it was not painted on the inside.

MRS. LAWRENCE: So, was that a loan that they got from CMHC?

MS MARY ANN TSETTA: I think that a portion of that was forgivable. I do not know what the amount was, but in some cases, it goes up to \$5000 which is forgivable. I do not know what her forgivable portion was.

MRS. LAWRENCE: Thank you.

CHAIRMAN (Mr. Pudluk): Mr. Wah-Shee, would you like to comment.

MR. WAH-SHEE: My name, for the record, is James Wah-Shee, and I am the MLA for Rae, Lac la Martre. I would like to thank the committee for coming down to my constituency to hear the concerns of my constituents in regard to the housing problem, which I understand is a universal problem right across the Northwest Territories. You have also heard similar problems throughout the Northwest Territories, from the Eastern Arctic, High Arctic and the Mackenzie area and also from large centres. I would like to remind the committee in regard to the concerns, that we may have, in regards to the rural areas as opposed to large centres. I think that it is very important to differentiate between the two, because the problems are fairly unique. You cannot identify concerns that people have in regards to large centres.

The thing that I would like to convey to the committee, and I know that I will have the opportunity as an MLA in the Legislature to debate your recommendations, and I would be very interested in your recommendations. So, I think the general message that I would like to bring out to the committee here, is that in our area anyway, we do have the Dogrib Tribal Council, which is a regional organization. Which I feel very strongly should be more involved within the housing formation of policy, formation of housing programs within every area. You may be aware by now that the difficulties in different regions differ in various ways and I also think we have our unique situation from region to region. So, I would strongly recommend that the Dogrib Tribal Council be more involved with the formation of policy, with the involvement of people in terms of the housing program. Not only that but that the communities be more involved.

Yellowknife is not the only area that, because it is the capital and it is nothing to say against my good friend Mike Ballantyne who has been very supportive of the Dogrib people throughout his short term and I am sure we all do appreciate that. The thing I see is I think we have to decentralize to some extent with involving the regional councils and the communities. We need to make available and it should be part of our aim to involve more or less to ensure that the present programs that we have is better understood by the communities in the native languages. To use whatever we can in terms of conveying to the people in the communities what kind of programs we have in the native languages.

The other area is in regards to home-ownership versus rental programs. I think we ought to strive for people to own their own homes as much as possible. However, you also have a situation where there is a requirement for a rental program but I think that we have to look at the needs of both approaches.

The other area that I am very interested in is with the elders. There is a program for elders and they are not being properly aware of the programs that are offered at the present time. But I would suggest to the committee that on the regional basis we should perhaps form an elders group that would monitor the elders program to find out whether the program and policies that govern that program is sufficient, is adequate, whether there is sufficient resources being given to that particular program. I am afraid that if we allow the Housing Corporation or the territorial government by themselves to monitor that program, I do not think that they will know the difficulties that the elders face. I would go beyond that, I feel the elders should form their own regional committee to monitor the programs and to make recommendations in regards to their own unique needs. Not only in regard to designing the facilities but also how it should be looked after. Again, that should involve the older people and I strongly believe in that.

Because in the North as you know, we live in a very harsh environment and so the senior assistant program you may find does not particularly meet the needs of the elderly. I would be the first one to admit that I am not aware of what the elderly people want. As the MLA for this area I would prefer to hear the recommendations from the older people so that I can put forth and apply pressure to the Housing Corporation and the territorial government. That is not to say that I am a youth and a young man of course, compared to Sam.

---Laughter

I would just like to once again thank the committee for coming into my community and I trust the MLAs have been very patient in listening to concerns of all the communities and I do appreciate that there may be repetition in the submissions but I do appreciate you coming down. I await your report as being one of your associates in the Territories. Housing has to be one of the biggest concerns in the Northwest Territories because people are interested in their own housing and development. I will ask that you people do not come down only as a committee but that you come down individually to our area either for fishing or hunting or whatever. Of course, with the blessing of the chief and band council and Dogrib Tribal Council.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to make a comment to Mr. Wah-Shee. I realize regional council and that is very important for long-term planning and for future planning. I would just like to make a suggestion to the elders that if they are having a lot of problems keeping up with their rent and that. Sometimes it is very hard to wait for the planning to take place, in the meantime our elders are suffering. And because we are only here to do this committee for a year and we will be making interim recommendations in November, why not ask your MLA, Mr. Wah-Shee, for free rent to make that into a recommendation for November because we all need each other. He needs our support, we need his support and when we are sitting in the Legislative Assembly, we all have to support each other. I would just like to say thank you to Mr. Wah-Shee for his comments. Mashi cho.

CHAIRMAN (Mr. Pudluk): Thank you. Any further comments? Mr. Wah-Shee.

MR. JAMES WAH-SHEE: Mr. Chairman, I would be more than happy to support any move towards allowing free rent for the elders because I am very concerned about the older people having difficulty as it is to make ends meet with their own pension at the present time. At the same time I think that the program that we have for senior elders ought to be monitored by the senior committee or council on a regional basis. Obviously, you can have a territorial-wide council if you wish where they can exchange ideas and make recommendations to the Housing Corporation or the Legislature but I am also very concerned, like Eliza is, in regards to the elderly and I would be more than pleased to support that move.

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

MR. BALLANTYNE: Thank you, Mr. Chairman. Your MLA and myself have been friends for many years. When I was mayor of Yellowknife, he was Minister of Local Government and we worked closely together. I know he has worked very hard and very effectively for his constituents.

When I was elected MLA last November in Yellowknife North, about one-third of my constituents in Detah and Rainbow Valley are Dogrib people. James and I worked very closely together in all matters concerning Dogrib people. I think that James idea that the Dogrib Tribal Council will have a role to play, is a good one and because I represent Detah and Rainbow Valley I am part of the Dogrib Tribal Council. At the next meeting I would like to see a full discussion of the role the council could play in the whole area of housing. I think that all of us, as MLAs, came to realize that one MLA supporting their community is not enough. If we are to solve the housing problem in the Northwest Territories, it will take all the MLAs and the total support of all the communities in the Northwest Territories. So this meeting tonight is very good for us because we learn of your problems and we learn of your ideas and we have learned that many of the problems that you have, people in other communities have the same problem. So it is important that after tonight's meeting that the hamlet council, the band council, the housing authority keep working on this problem and any new ideas that you have, write to us and let us know because it is a very difficult problem and we will need your total support if we are to do anything to solve the problem.

I would like to thank the chief and the band council, the mayor and the hamlet council for inviting us here tonight. So far it has been a very good meeting and I hope the meeting will carry on and more people will speak. Thank you very, very much.

CHAIRMAN (Mr. Pudluk): Thank you. We will go back to Mr. Jim Erasmus, are there any questions or remarks for Jim? Mr. Pedersen.

MR. PEDERSEN: Yes, I do have a question. Mr. Erasmus mentioned that if his daughter did not pay this \$8000 that they were going to take her to court. I am still not sure who is it that has threatened to take her to court?

MR. JIMMY ERASMUS: (Translation) I do not know where the letter came from.

A SPEAKER (Male): I think if we deal with it here it is just going to confuse the meeting. We can deal with it -- maybe the combined council can support her on this. I think it would be a lot better if we deal with it away from this meeting. I think there are other people who want to speak on housing.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I believe Jim Erasmus was talking about the contractor from Fort Providence. He has done some houses in Kakisa too and we are getting into that same situation in Providence. I got a letter here from a widow who is on welfare and a collection agency has also asked her for \$5680. If they do not pay they will take them to court and garnishee their wages and all these threats are being made. Other than that I have not found out any information on who was it that sponsored that program so maybe it is a combined effort between maybe myself and James to look into it and try to find out where we can get answers. So again, we will follow the suggestions of Joe and maybe just leave it for now and deal with it at another time.

CHAIRMAN (Mr. Pudluk): Thank you, Mr. Gargan. I think that is a good idea. Anybody else have comments or questions?

MR. SAM FOOTBALL: (Translation) I am one of the retired elders and I would certainly like to welcome you to our community. I have heard a lot of good points from tonight's discussion. In the past we built our own homes before the government started building houses for the community. I built my own log house and covered it with mud so the draft would not go through. The logs are not all that big but I did it.

As soon as the government starting building homes for people they decided to dismantle my home so that they could build me a decent home. Being an elderly person it is quite difficult to live in the government buildings because you cannot look after yourself like cutting and hauling your own wood, this type of thing. At first they had woodstoves in the houses and some of us still have them in our houses and we have to cut our own wood practically everyday in the wintertime and in some cases we run out of wood and we have to scrounge around for wood and before our wood was delivered.

We have gone through a lot of political leaders and a lot of promises have been made when they are running for election. To me, I don't think we have gained anything from their politics. We certainly support them when they come around but I don't think we have gotten very much out of them in return. I have talked with my MLA about my needs but yet he doesn't seem to respond. We as elderly people have to pay for our light bills, water bills and all that and we are quite concerned as elderly people in the community. We as native people have been promised on many occasions -- for example if you look at the Snare Hydro dam when it was first built the government promised that we were going to have cheaper power. And now the power has escalated so high. These type of promises have been broken on many occasions.

When I was a young man I use to work hard and so did my wife but now that my wife is crippled and I am getting older every year I cannot expect to cut my own wood everyday. The only support that I have gained out of the government is my pension. How do they expect a person to live off his pension when he has to pay for firewood and water? The homes are deteriorating every year because they are old and every year it seems like it gets colder and colder in this country.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have comments or questions? Thank you, Sam for your concerns.

MR. SAM FOOTBALL: (Translation) When I was young I use to trap out where the Eskimos are where this guy comes from. Maybe I have a couple of kids out there in the Arctic too.

CHAIRMAN (Mr. Pudluk): This time I will ask my brother.

---Laughter

Anybody else have comments?

MR. BRUNO EYAKFWO: (Translation) They told me to get out of the house and they cut the power off. So I took all of my belongings out of the house because I thought that they had found me another house. But, they did not find him a house, I have an old tent that I am living in now. They did not tell me what the reason was for kicking me out, but if I did not have my tent, I would be outside with nothing at all. I do not know why they kicked me out of my house.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Bruno, who was it that told you to get our of your house?

MR. BRUNO EYAKFWO: (Translation) I was in the house and they cut the power off, so I took all my belongings outside and Paul Edlonzo and I moved out. Paul Edlonzo went to a house without any power and to date he has no power and cannot cook or do anything at all. There is also an old lady living there. It is getting cold now and if they could find me a place where I could stay, an old building or something like that, I would be happy. These are what my concerns are.

CHAIRMAN (Mr. Pudluk): Thank you.

A SPEAKER (Male): Maybe I can comment on this question. I think what they have done in Rae is that they are going to build five more houses and each one of the residents can move into one of these houses and the lot they have chosen is the same lot he had. So they want to remove that building he was in, so they told him to get out, and that is what he has done, I think, but what we should do from this end is find him a house. That is what we were talking about. That is what we meant when we were talking about starting to build houses in the spring. Look at this old man here. You see, summer is all gone right now and the next thing you know we are going to have snow. Even though they started on his house tomorrow, I bet you anything they will not make it in a month. In another month we will have snow. That is what I also meant when I was referring to that we are short of houses.

MR. BRUNO EYAKFWO: (Translation) It is a week ago now that they kicked me out and still I have not got a house. There must be some houses. The Housing Corporation here is in charge of that. I am not that young any more. I am an old age pensioner. So if they could find a house for me I would be happy and that is the reason why I am talking.

A SPEAKER (Male): I think this question would rather be directed at housing in town here, but I looked around and I do not see anybody from housing in here.

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

MR. BRUNO EYAKFWO: (Translation) I am crippled myself. I have been out to Edmonton twice to have operations on my eyes. I am getting old and I am living in a tent right now, so if they could find a house for me I would be happy.

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

MR. PIERRE KLOCKA: I am Pierre Klocka from Fort Rae. Thanks a lot for coming up. We voted for you guys to work for us. These new yellow houses they are talking about they say are government houses, but I do not believe it. I do not know how they could belong to the government. When I was in Ottawa I saw a lot of government houses, and these are just paper houses that they have down here. They just cut out some paper and build houses out of that. If you bump into them, they will fall down. I do not think the government built those kind of houses. If we do not pay rent, they take them away from us. When the waterline breaks it stinks in the house and in the wintertime when the pipeline freezes you cannot do anything about it and you have to go to the next-door neighbour to get some water from them. The kids are going to school, so we would like to have a house. It is important to us. In the morning when they wake up it is cold, so how can they go to school? In the wintertime we cannot build a fire and cook outside for the kids. They have taken my power out twice now. The government people do not want the women to cut any wood, but if we do not cook for the kids they do not eat. It is not like in the past. Kids do not know how to build a fire anymore. Their mother is sick and I am the one in the house, if I do not put a fire on

there is no fire at all. They took the meter off in the summertime and it is cold in the house now and I cannot say it is very good. On the 8th of August they put back my meter. This is our country and the power comes from our land here. Maybe if they waited at least two weeks for us to pay our bill it would be good, but they do not wait for us at all. If we do not pay the bill they take it off right away. Welfare pays the bills for all of us who do not work, because we have no jobs.

It is the same story. When it first started the government told us we were going to pay two dollars a month rent and that is the reason they started building the houses. Ever since I have known the government it has not done anything good for the people yet. They never told us the truth. We are living amongst rocks and in the wintertime it gets pretty cold. This old man that was here before me, they could not kick him out of the house, but they still did and he is living in a tent. They should not kick an old man like that out at all.

If you take a look at my house, it is something pitiful. They built my house right on little Pond Lake and the mud is slushy. By rights the Housing Corporation should fix the landscaping around there every two weeks. Ever since I have been in the place the furnace has never been fixed or looked after at all. Last Monday I went over to see them, so they just cleaned it out now and now it is going again. We Dogribs do not know anything about electric stoves or anything like that. They know that themselves. You can see beneath my door and all the snow comes right in when it blows. The people here should know about the contract coming out for repairing the houses before it is put out for tender. I do not know how the government is working. They are giving all the contracts to the white people. What about us Dogribs? We know a little bit about carpentry too and we should get the contracts and do the work ourselves. A lot of kids here know carpentry. They were trained for that, and getting them and the old guys together, we should be able to do all the contract work ourselves. The kids know about carpentry and all summer long they do nothing and when they have to go back to school they have no money. All winter long there is just trapping and that is all so they have nothing to do at all.

The old people who get pensions should also get some wood, because their pensions are only to buy clothing and to eat. Those old folks have worked for us for many years and now that they are old we do not know if they are going to live much longer. In those days they worked pretty hard for us and those were tough old days. Those days are past and gone, but now they get an old age pension and they should live off their pension without paying rent or paying water bills and all that. I know that is what those old people want and if any of them freeze to death it will be the government's fault.

One thing I have been thinking about, across at Edzo it has been built for all the kids to go to school. If they would help us out with lights and wood and whatnot it would be good, because the kids have got to go to school and they cannot be cold going to school.

Some of the old folks stay in their own houses and they cannot get any wood because they will only give you wood if you turn your building over to the government. I do not know who makes that decision or how it started. I do not think the government is asking for those old buildings. Those houses cost a lot of money. I do not think the government said that if you give me your house we will give you free wood. If it is an old building, maybe they will tell us if you dismantle your building we will build you a new one. It would be good if the government does not ask for their buildings for wood. That is all I have to say. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Does anybody have a question? Thank you. Anybody else? Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank the community once more for inviting us. We have to -- sorry, I did not know there was someone up to speak. Go ahead.

MR. PHILIP DRYNECK: (Translation) I am concerned as well. I would certainly like to welcome you people to our community. I am a community leader, and you people, being our MLAs, are other leaders who are working for the Territories and I guess we could work together and accomplish that. Our main concern up to now, as concerned citizens, is the question of the light bills. The power rates are going up every year, and we certainly do not expect the government to pay for our power bills, but at least the power rates should be stable, because we also have to pay for our fuel bills, water bills and all that. Most of the community people who are not living in the low rental buildings, such as myself, who are living in private homes, are quite concerned about the light bills. That is about all I want to say for now.

CHAIRMAN (Mr. Pudluk): Thank you. Does anybody else have a question? Any comments? Thank you. Anybody else?

MR. EDDY ERASMUS: My name is Eddy Erasmus. I am sub-chief of Rae and also the executive director for the Dogrib Tribal Council. Regarding the regional housing program, back in February the Dogrib Tribal Council had a meeting in Detah Village and at that time they had formed a housing committee.

The Dogrib Tribal Council at this time has no sort of funding to operate so I wanted to ask a question but I do not know if this committee can answer it. Where would one at a regional basis ask for funding of this kind to form a housing committee? How can that operate if we have no funding?

MRS. LAWRENCE: I am not quite aware of where you get your funding from to form a regional council, probably from the regional office in Fort Smith or whatever. We cannot answer you at this time to say that you get your funding from the Housing Corporation or anything like that but I just assume that any planning that the regional council takes that when you are planning your budget forecast that is when you should include your budget for the housing committee. Maybe some of the other Members might have a better answer for that.

CHAIRMAN (Mr. Pudluk): Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. In our region, the Kitikmeot Region, which covers from Holman Island through Coppermine, Cambridge Bay, Gjoa Haven, Spence Bay and Pelly Bay, we do have a regional housing group which is composed of the chairman of each housing association and their secretary manager and it is funded for their meetings and for their travel through the district office of the Housing Corporation and I presume they get their funding from the head office of the Housing Corporation. That is the way it is done in our region and I imagine it should be the same in yours.

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

MR. BALLANTYNE: Eddy, it is a slightly different situation in the East where they have set up housing federations. That might or might not be a good way to go but I would suggest that for extra funding for your tribal council, that would come out of the Department of Local Government's budget and you could write James or I a letter. I am the chairman of the finance committee and we will be discussing that in the budget and we can try to get more funding for that for the Dogrib Tribal Council through the budget process. So, maybe if you could just write me a letter as chairman of the finance committee, I will see what I can do for you.

MR. EDDY ERASMUS: Another thing that I heard from an earlier presentation is the allocation of housing to people. Is it true to say that the Tribal Council will do the allocation of housing within the region?

MRS. LAWRENCE: If you have a regional committee formed they should be involved along with the local people.

MR. EDDY ERASMUS: The reason I was asking this is because not all the communities in this region are the same. For example, Lac la Martre does not have a housing committee as such. It is a fact that I know that they do not want anything to do with housing but they are striving for a housing ownership program, because everyone in that community wants to own their own home. I guess what I am stressing here is that Lac la Martre is a separate town on its own and does not want to deal with government housing in that community even though they do have two or three in that community.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: Eddy, that was an idea. Right now the way housing programs are allocated is the Housing Corporation decides themselves. We are just looking at different ideas to get the communities more involved in making those decisions and that was one idea. Maybe it would be better for the communities in a region, to sit down, talk with each other and decide themselves which community has a priority rather than have the Housing Corporation do it. But it is just an idea right now but it may be something worth discussing at your next tribal council meeting.

MR. EDDY ERASMUS: Okay, thanks. Another thing that I would just like to express and some of the elders expressed it earlier is that the way the housing was established in Rae-Edzo. The way I understand it from the old people is that what the government has done in earlier days when everyone here had their own homes is that they promised the people if they turned over their houses to them they would give them a free cord of wood every month, water delivery and all that. But what they did not tell the people was that these houses are not theirs anymore that it is the Housing Corporation's houses. It is just something that I would like to elaborate on again because the people here are very frustrated because they did not understand what was happening when the Housing Corporation houses were being built in the community. They took it for granted that when the Housing Corporation houses were built and you moved into it that it would be your own house and you only pay two dollars a month and you get free water, wood delivery and they did not realize that they lost their own homes and they were moving into Housing Corporation owned houses. This is what frustrates the people in this community.

I would also like to express my feelings that I appreciate the committee for coming into Rae and listening to the problems and concerns of the people here. I hope that you make good recommendations and accomplish what the committee was set up for. Thank you.

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

MR. GARGAN: Thank you, Mr. Chairman. Eddy, I just wanted to tell you that I guess as far as the housing situation is, is that we are here to find some other avenues or options that could be utilized as far as the housing situation goes. One idea is that where now they have a housing association and maybe this could be diverted into what they call a housing committee which is a subcommittee of the band council. Then where they have district offices now, you probably could convert them into regional housing boards and then you also have the territorial-wide level which maybe is the Housing Corporation itself may be diverted into what you call a housing commission which would designate to the regions and then the regions then designate to the communities the amount of houses that is required.

Maybe the other option too is that in November when the Legislature meets and in January when our budget session happens and it could possibly happen that one of the recommendations, an interim recommendation not the final, that we do start funding regional councils to look at what kind of organized body they would like to see in place as far as housing goes. Whether it is housing committee or regional housing boards, etc. So that is the other option too.

CHAIRMAN (Mr. Pudluk): Thank you. Would anybody else like to say something? I will ask Mrs. Lawrence to make our closing remarks now.

MRS. LAWRENCE: I would just like to say thank you. I do not mean to rush you but we came home at 12:30 last night from Fort Simpson and we have to go again in the morning to Snowdrift. Everything that you have said has been recorded and will be seriously considered when we make our recommendations. With the help of your MLA, I am sure a lot of you talk to him, ask him for support as well in some of the recommendations that we will be making.

We will be sending a copy of the transcript to the band office. Once again, I would like to say thank you to everyone that came out and had their say. We are only sorry that we cannot say we will do this and that for you right now. We are not in a position to say that. Mashì cho.

CHAIRMAN (Mr. Pudluk): Thank you, Eliza. Chief Joe Rabesca would also like to make a closing remark.

CHIEF JOE RABESCA: Thank you, Mr. Chairman. I would like at this time to thank you people from Yellowknife for coming here and listening to our people. I know you have a lot of other communities to visit yet. As the leader of this community, I would like to thank you MLAs, our translator, our technician, those guys back there that might be reporters but I would also like to thank them. Also the people that I represent I would also like to thank them for coming out and listening to us.

I am pretty sure that together the MLAs, and some of the leaders like myself that did talk today still have a lot work to do yet to improve these housing problems that were raised. So, again I would like to thank you and thank my own people for coming to this meeting.

CHAIRMAN (Mr. Pudluk): I would also like to thank you for coming out to this meeting. This is my first time to have a meeting with the Dene people with a crowd like this. I found some relatives already and if I visit more communities maybe I'll find some more.

---Laughter

Thanks again and we will keep in touch with you. Thank you.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

SNOWDRIFT, AUGUST 15, 1984

CHAIRMAN (Mr. Pudluk): I now call this meeting to order. I will make my opening remarks first and then turn the meeting over to you.

First of all I would like to thank everyone for coming out today. I would especially like to thank Chief Felix Lockhart and the Snowdrift Band Council for inviting the Special Committee on Housing to hold this public hearing in your beautiful community.

The Special Committee on Housing consists of six elected MLAs and four alternate MLAs. We were appointed by the Legislative Assembly in February, 1984, to investigate the concerns people in the communities have about housing. I would now like to introduce to you the committee Members present today: Your MLA, Mrs. Eliza Lawrence, representing Tu Nedhe; Mr. Red Pedersen, representing Kitikmeot West; Mr. Sam Gargan, representing Deh Cho; Mr. Michael Ballantyne, representing Yellowknife North and myself Ludy Pudluk, representing High Arctic.

Mr. Arnold McCallum, who represents Slave River and who also co-chairs this committee with me, is out of the NWT at this time. He will be joining our tour next week, as will John T'Selele, who represents Sahtu.

So far, this committee has held public hearings in 19 communities across the NWT. We have met with municipal councils, band councils and housing associations in order to understand the concerns these groups have about housing.

In addition to Snowdrift, we will visit the communities of Fort Simpson, Rae-Edzo, Fort Resolution, Fort Providence, Detah, Lac la Martre, Fort Smith and Hay River in August. After this tour is completed, we will visit an additional 15 communities in the Kitikmeot and Keewatin regions in the fall.

On the basis of what people tell us at the public hearings and other meetings held in the communities, this committee will make an interim report to the Legislative Assembly in November. A final report, which will include recommendations, will try to address the concerns raised in the communities.

An important part of this committee's mandate is to review the operations of the NWT Housing Corporation. This review will begin once we have heard from the people in the communities. We will study the present structure and operating procedures of the NWT Housing Corporation to see whether the programs are getting to the people in the most efficient and effective way. We will also make recommendations for changes in programs and policies that, we hope, will lead to some real improvements in housing at the community level.

I would like to emphasize that we are elected representatives, not government employees. We do not work for the NWT Housing Corporation or for the Government of the NWT. We work for you, the people of the NWT. This committee was formed because so many of us in the Legislative Assembly were always dealing with housing problems in our constituencies. The problems basically seemed to be the same across the NWT and your Legislative Assembly decided that it was time to take a look at the NWT Housing Corporation and talk to the people in the communities to see if there could not be a better way of providing housing.

Therefore, we have come here today to hear from you, the people of Snowdrift. These community hearings are the first step in finding out what people think about the housing they have now, and to collect the ideas people have for changes and improvements. At this point, we cannot tell you what our recommendations will be. We still have to visit many more communities to listen to the people and the review of the NWT Housing Corporation will take some time. We have to consider the housing solution across the NWT and look at where the money would come from to fund any changes we might suggest. We have a responsibility to make sure that our recommendations are realistic and positive. We are not interested in making changes just for the sake of change itself; instead, we must make recommendations that would solve at least some of the major problems we have heard so much about over the past few months.

At this time, I am going to ask your MLA to make opening remarks but before she begins I am going to tell you that since I have been elected as an MLA in 1975, I myself have been working hard to communicate with the NWT Housing Corporation. They never seem to be listening that is the reason why we set up this committee. Also, Eliza was elected last year and since then she has been working hard with us. That is the kind of person I wanted on this committee. Now, I am going to give the floor to your MLA.

MRS. LAWRENCE: Mashi cho.

---Applause

MRS. LAWRENCE: (Translation) Thank you. I did not realize he was talking about me, I though he was talking about a real nice person. We have been travelling for the last few months now and the guy sitting by me, we have been to his community and there are no trees or building materials around his community. The boat goes to his place only once a year and if the things are not brought in then, then they do not get anything until the next year.

The people that are sitting here are all MLAs and we do not work for the government. We cannot promise right away that we are going to do whatever we say. We have to make up our report and you people that are sitting here whatever you do not like or your concerns, then tell us and we will make note of them for our recommendations and report in the fall.

Some people do not like the way the houses are made and the houses that are brought in from down south is not the same as down south. The houses are made for down south so once they are brought up here because it is very cold here they are not as good. People are saying that they should make their own houses around here. I cannot promise this and that right now, I have to listen to your concerns first. If you do not understand something, you can call us or write us at the addresses shown on the papers. Whatever your concerns are we are going to base our report upon that. Thank you.

---Applause

CHAIRMAN (Mr. Pudluk): Thank you. I think you have heard enough from this table for now. Since arriving in Snowdrift today, we met many of you walking around in your community. Of course we had an excellent guide, your MLA, Mrs. Lawrence.

I would remind you once again that we have come here to listen to you. Since we do not work for the Housing Corporation or for the Government of the NWT, we cannot answer questions about their policies as they apply in Snowdrift, but we will meet with the district office of the Housing Corporation in Hay River next week. We will also review the entire Housing Corporation in the months to come, so your questions will not be forgotten. They will be recorded, as will the responses of the Housing Corporation.

Before I close, I would just like to say a few words about how these public hearings work. We are set up for simultaneous translation and today our interpreters are Sabat Biscaye and Smokey Catholique. They will translate remarks from English to Chipewyan and vice versa. If you wish to hear the translation, please get a receiver and headset.

We are recording this meeting so that we will have a record of everyone's concerns. Transcripts of the public hearings will be produced and copies will be sent back to you. It is necessary for anyone who wishes to speak to come forward to this table and speak to us through the microphone. In this way, the interpreters will hear your remarks and they will also be recorded. We would also ask that you state your name before beginning and that you remain at the table following your presentation in case there are committee Members that would like to ask questions of you.

CHIEF FELIX LOCKHART: Good afternoon. My name is Felix Lockhart and I am the Chief of the Lutfel k'e Dene Council. I am very pleased to see you all here today and I would like to welcome you to this community. I know for some of you this is probably the first time in Snowdrift and I would like you to feel welcome.

I am especially pleased at this time to see that there are other people from other areas other than from the western territory. I would like to make a special welcome to the Chairman, Ludy Pudluk and likewise Red Pedersen, Michael Ballantyne and Penny Aumond, your co-ordinator, Sam Gargan and Eliza Lawrence, our MLA.

At this time I would like to also express some concerns on housing matters while at the same time I would like to have an opportunity to speak again after. Basically it is for the people in the community's concern and I myself am very interested in how the concerns are put forward today. I think it is going to be helpful especially because we have the translation if we could speak English or Chipewyan and we will be able to listen to all the people who want to speak with regard to housing.

(Translation) Today we are having a meeting to discuss housing problems and these people have done a lot of travelling. They have been to the Arctic and the Slave communities. After they leave here they will be making up a report expressing our concerns regarding housing. Our representatives Eliza Lawrence and Sam Gargan will be taking part in this.

By next year they will let us know what they will be doing about the housing. Whoever wants to say something can come up to the microphone and talk about their housing or any problems that they have concerning their housing. Whatever you say will be recorded and after we have talked about our problems they will make up a report on different problems that were expressed and they will make their recommendations from that. That is all I wanted to say. (Translation ends)

After the meeting here you are welcome to supper or something to eat. It doesn't matter how long the meeting is but keep it in mind that there is a warm meal for you after the meeting. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you very much.

MR. PIERRE MARLOWE: (Translation) My name is Pierre Marlowe. Everybody else's house is getting fixed except mine. My house was built in 1962 and it has not been fixed since then except for one time they told me my house was going to be fixed and all they did was make a porch. At Christmas time, after the porch was finished, I received a letter and they told me that I owed them \$3000 and I do not know why. I did not ask for money, that was not the reason they fixed my house. I do not have any money, why should they fix my house?

There have been no repairs done to my house since it was built. The windows and doors are still the same. They have not given me any paint, I have had to pay for paint with my own money. Everybody else's house gets fixed except mine. Even though I am working, I came over here to the meeting to ask if you can see that my house gets fixed. That is all I have to say.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have questions? Mrs. Lawrence.

MRS. LAWRENCE: (Translation) We cannot promise you anything, we can only listen to you. We can tell whoever is taking care of housing but we cannot promise to fix your house for you. Whatever you have said has been recorded and once we write our report we will take into consideration what you have said.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Pierre, I understand you had to pay the \$3000 for the repair of that little porch that they did for you. The same kind of problems are happening in Kakisa and yesterday we heard the same thing from Fort Rae and in Fort Providence we have the same problem too. We now have three areas where people did not know that they had to pay back that money under the RAP program. There is so much money that the government will be able to forgive, for instance if you owe them \$3000, maybe they will forgive you for \$1500, something like that and this has not been happening.

I think this is one area where myself, from Deh Cho area, Eliza who is from the Tu Nedhe area and James Wah-Shee who is from the Rae-Lac la Martre area, we have to get together and try to find an answer to that problem. Because we are just now starting to hear people complain about the

CMHC demanding that they get back that money for repairing the houses. I just want to thank you, Pierre, for mentioning it. I know that the problems are not only ours that there are the same problems in all the communities and I guess the MLAs should work together to try and see if we can help these people.

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

MRS. LAWRENCE: (Translation) Do you still have the papers saying that you owe \$3000?

MR. PIERRE MARLOWE: (Translation) No, I do not think I still have them, but I will look for them.

MRS. LAWRENCE: (Translation) Who collects the rent money?

MR. PIERRE MARLOWE: (Translation) Frank Lafferty send me the letter that stated I owed \$3000. I did not ask for the porch. He did it without my knowledge and if I had known I wouldn't have let them do it. I would have refused.

MRS. LAWRENCE: (Translation) When was this done?

MR. PIERRE MARLOWE: The porch was made in 1979.

CHAIRMAN (Mr. Pudluk): Thank you. Does anybody have questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Pierre, are these people still writing to you to get that money back? When was the last time they wrote?

MR. PIERRE MARLOWE: I received the last letter last year and none since then.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? I would like to thank Pierre Marlowe for coming up.

---Applause

MR. PHILIP DESJARLAIS: (Translation) My name is Philip Desjarlais. I would like to say something about my house. You people travelling around discussing the housing problems, I think that is very good. We do not have enough housing in Snowdrift and it has been like that a long time. Some young couples that are newly married and with young children do not have housing. Sometimes there are a lot of families in one house.

A lot of the houses that are being made -- they made four houses. Now, they are not making any, so the people that did not have housing are still staying with other families. The houses that they built last year were made too small so the people it was made for left it. Some of the houses are not finished yet. Whoever needs a house and there is not enough money then they do not finish it and the house is not being used at all.

If we are going to get some new housing they should be made a lot bigger, especially for people that have big families. We need a lot of housing in this community and if we would get housing like that we would be happy.

If the houses that have already been started had been finished right away, we might not have a housing shortage today. The housing situation that you guys are talking about is very important. These houses that we are living in now they are really cold inside. I live in a house like that so I know. The houses are so cold in the wintertime, it is like living in a tent. You have to keep the fire burning in order to keep these houses warm. These houses are not well built that is why it is so cold in them. You people that are travelling around to find out about housing, that is what I wanted to tell you, I do not know if you believe me or not. Thank you.

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

MS MADELINE MARLOWE: (Translation) My name is Madeline Marlowe. I would also like to have my house fixed. My house is very, very cold in the wintertime that is why I last winter I did not stay in it. I have two kids in school. I would like one of you to come over to my house and have a look at it. Tommy has written a couple of letters for me about my house but I have never received an answer.

The Housing Corporation boss came here last winter but he never looked at my house. My house burned about 10 years ago and they gave me a new house but since then they have never given me anything else. Other people that got their houses fixed gave me their old tiles and that is what I have in my house. If I had not received these old tiles, my house would not look very good.

I am asking for my house to be fixed and I would like one of you to come over and look at it. That is all I wanted to say.

CHAIRMAN (Mr. Pudluk): Yes, we will go to your place and take some pictures of it. Anybody have questions or comments? Mrs. Lawrence.

MRS. LAWRENCE: (Translation) Can we all go to your house, Mrs Marlowe?

MRS. MARLOWE: (Translation) Sure, I do not mind. I would be very happy if you would.

CHAIRMAN (Mr. Pudluk): Anybody else have questions? Is there anybody else that wishes to speak?

MS BERNADETTE LOCKHART: My name is Bernadette Lockhart and I am representing the people of Snowdrift as a band member. There is a lot of concern about housing in Snowdrift and I am speaking for all the people of Snowdrift here and for myself. I have lived here all my life and I know what is happening.

First of all, I would like to speak about the low rental housing. Audrey is the one that has been collecting rent for the low rental houses and most of the time she is not here. She is in the states a lot of the time and people want to pay for their rents and they do not know where to go so they are stuck with the rents that they owed years ago. Some of the people have mailed their rent money.

Some of the houses are repaired and the repairs are not done well but still the rents increase after a few repairs have been done. I do not think that is right. And also the Housing Corporation, I know looks after that and when I was in Fort Smith there is training for maintenance people. There was about 10 people that are training for maintenance and there was none from Snowdrift. I would like to know why they did not take anybody from Snowdrift to train them for house maintenance on these low rental units? It seems like there is never enough money for anything to be done in Snowdrift.

Also the log houses. These log houses are never completed and I wonder how they think a log house can be built for \$6000 when in Fort Resolution they get \$67,000 for one house. Why is that difference there? So, we have about three houses that are not completed and the people thought it would be done by now but now they say they cannot make anymore houses unless those three are completed. The people have tried to get more money to finish the houses but it is because of the shortage of money that they put in originally for these log houses.

Also, I would like to mention for the people that need repairs to their houses. They were years ago and I remember that, if they wanted to get their house repaired they have to sign an agreement saying that they want their house repaired. It was misinterpreted by the people, for instance, so and so you have to pay so much a month and pay half of it back on a mortgage. That was not explained properly and that is why people were stuck with a thousand for their houses.

I had my house built in 1965 and they have never made any repairs to it. Just my husband and I live in that house and my husband is employed by the government and I am self-employed. They have set up policies for log buildings and low rental units saying "If you make too much money you are not qualified for those things" and I do not think that is right. I think anybody who is qualified as the person who does not have money to have a house too. I think the policy should be changed if at all possible.

I would like to say something about the people that are employed, they get first choice. Snowdrift never seems to get staff housing. And as soon as they get brand new houses, teachers or somebody from outside the community gets first choice. What about the people who are working and qualified for such housing, why can't they get it first? I think they should have to say. Are there any questions?

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

MR. BALLANTYNE: Thank you very much, Bernadette, you brought up some very valid points. I wonder if I could ask you a couple of questions? Do you think it would help that when the Housing Corporation comes out with programs, whether it is a HAP program or rehab program, that if they gave the information out using the language of that community or would it help if they spent more effort explaining these programs? Because I know many programs are very confusing, very complicated and very difficult for people to understand. Do you think it would help if it was done in the local language?

MS BERNADETTE LOCKHART: I think that would be good if it was done in English and also the local language and maybe people would understand what they are getting themselves into and if they have to pay something they would know that they have to pay.

MR. BALLANTYNE: The other point that you brought up was about training programs. Who does the maintenance now on the rental housing in Snowdrift?

MS BERNADETTE LOCKHART: There is nobody right now. If somebody has trouble with their furnace there is nobody to fix it. We do ask DPW to fix it but if they say "No" we have nobody.

MR. BALLANTYNE: Would it be helpful to have one or two people from Snowdrift trained to do the maintenance on the houses here? Would you like to see that?

MS BERNADETTE LOCKHART: I think that is the way it should have been because every other place has their own except Snowdrift.

CHAIRMAN (Mr. Pudluk): Anybody else have questions of Bernadette? Red.

MR. PEDERSEN: Thank you, Mr. Chairman. Bernadette, do you know if the band or somewhere in the community you get any maintenance funding from the Housing Corporation for the 12 northern rental houses that you have?

MS BERNADETTE LOCKHART: I cannot answer that question but maybe Audrey Orrey can answer that or the band manager who is here can answer it.

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

MRS. LAWRENCE: We'll ask you after Tommy arrives from the office.

CHAIRMAN (Mr. Pudluk): Any further questions of Bernadette? Please help yourself to coffee, bannock and cookies.

---SHORT RECESS

Any further presentations?

MR. TOMMY LOCKHART: My name is Tom Lockhart and I am the band manager. I understand Eliza had a question for me.

MRS. LAWRENCE: (Translation) We wanted to know who collects the rent and who does the maintenance and have you ever received any money for maintenance.

MR. TOMMY LOCKHART: (Translation) Audrey Orrey is the one that collects the money for the low rental units and she brings it to the Housing Corporation. Whoever has problems with housing, Audrey phones Yellowknife and finds out from Yellowknife what has to be fixed and the maintenance people come in from Yellowknife.

MRS. LAWRENCE: (Translation) The people sitting here do not know who Audrey is so could you tell us who she is.

MR. TOMMY LOCKHART: Audrey Orrey has been a resident of Snowdrift for the past 10 years or so. She operates Snowdrift Enterprises Ltd., the transient centre and she is usually there about seven to eight months of the year and then she goes down south. She collects rents for the Housing Corporation right now and whatever rent she collects is passed back to the Housing Corporation or if anybody has any complaints it is also passed on to the Housing Corporation. And they in turn send someone or maintenance men either for furnace or carpentry to repair. With that they decide

and then set up a program usually every summer and then if the roofing or windows need repairs it is passed back to the Housing Corporation.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have questions? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Tom, I am wondering if there might be somebody else that might be able to take on that responsibility of collecting rent, for instance the social worker or even the band council?

MR. TOMMY LOCKHART: I think if it was discussed with the Housing Corporation, usually a fellow comes in and his name is Robert Fegan and he is due to come in on the 28th of this month. If the band is interested we can ask Robert, usually he is just a messenger boy and he just comes here and passes things back to the Housing Corporation. He usually does not have an immediate answer for what the band wants.

MR. GARGAN: There is quite a bit of concern expressed right now from the people we have heard from, they are in a bad situation. Even for the shortages of houses, there is nobody taking that responsibility on, so as long as that situation exists your probably would not be too successful in getting more houses.

MR. TOMMY LOCKHART: It seems that it is either the policy of the federal government or the Housing Corporation that something like that, it is probably in the interest of the band to take over something like that, or what I would see to be better is if just one department would look after the materials and the labour funding. Also the experience we have had in the past with labour funding is that usually its not enough, they usually give us four or five dollars an hour and that is not enough for a community up North where the standard of living is very high.

What we would see is that in the past the Housing Corporation has been purchasing materials and providing funding and we would see maybe the band or maybe a housing committee would be formed and they would look after the housing situation in Snowdrift in terms of materials, purchasing materials and ordering them themselves, instead of the Housing Corporation looking after them because usually there is always a shortage of materials and there is a delay. Also the planning for funding is insufficient, you run out and you have to look elsewhere for funding. That is one of the reasons why there are about three units that are incomplete right now.

There is a question this morning about the band obtaining some money from Indian Affairs. I just got a call this morning, \$20,000 has been approved for three units. I think it was Bernadette who asked that question, so we got some to complete those buildings, we hope that will be enough. We asked for more than \$20,000 per unit but it is pretty hard because there is so much money that goes into the Territories from the federal government and there is about 17 other bands that have to use that kind of money which is made available by the federal government. So even that will probably help us complete the units this year.

MR. BALLANTYNE: I see you have 12 northern rental units here in Snowdrift, have they been offered for sale to the people here? Are people interested in buying the northern rental units?

MR. TOMMY LOCKHART: It would probably be best if there were someone from the Housing Corporation here but it has been probably introduced in the past, the way I understood it when it was first started, that the rental would be to purchase, but even that program has not been explained to the people yet.

MRS. BERNADETTE LOCKHART: I got a person who wanted to buy those northern low rental houses. The condition that the houses are in now, nobody wants to pay for that kind of house. If they can pay \$30 a month, they would rather stick to that instead of paying \$300 for their fuel oil, lights, and everything else that is in there.

CHAIRMAN (Mr. Pudluk): Anybody have further questions?

MR. BALLANTYNE: How many people are asking for housing right now? Do you have a number of applications?

MR. TOMMY LOCKHART: Since the SSHAG units started about six or seven years ago, there is always a list of applicants, maybe 20 or 23 every year. Usually two to five are approved, in that neighbourhood.

MR. BALLANTYNE: The SSHAG program is no longer, it is the HAP program now. I wonder is there any need right now in your community for new rental housing rather than home-ownership?

MRS. BERNADETTE LOCKHART: For the new low rental housing, the way the last one has been, I do not think they want that same kind. If they were to build new low rental housing it has to have running water, the facilities that the people need -- running water, furniture, stoves, and everything in there, then we will want low rental housing.

MR. ERNIE MICHEL: I have been working on log houses now for about three years. We built a few houses last year but ran out of money before we completed them. Some people in Res and Smith who work in log houses said it is better to build a log houses as it is safer. The log house, we will want everything in there, we want a sewage tank under the house, we can do that, we can have running water, showers, a woodstove, there is a lot of wood around in the bush. We have rental houses and we have been living in there for about 10 years. We have a big family, right now we have about six brothers and sisters. Mostly the people around here like Rabesca, they have a big family too, they have two families in there, they need new houses too.

We have our own equipment now, we are getting good at it, we are building a school right now and we should be completed finished this fall. If we finish it we would like to get back to SSHAG housing again since we now have our own equipment. There is 10 of us working and we have our own secretary to run it for us. We have papers on how to run it and we have pictures. We can show the pictures to you guys so you can see our how we do our work. Plus if you are going to help us with housing we will build them. We built four houses last year but then we ran out of money, the wages were not that much at that time, starting out at five dollars an hour and then after a month it was increased to seven dollars an hour. When the wages were increased the money was spent faster because there was 10 of us working then.

It is a lot of work to build a log house and it takes time and you have to be interested. Right now we are getting our own logs from Fort Resolution. About 10 to 14 people go down to Res and cut logs and they have to get their own food and everything. We just went down there to get ready for the logs. We just got another 750 logs to completely finish it. Those logs should be coming in this week or next week. With those logs that are coming in we will be building the gym next year. So if anybody is interested, we can show them how to use the logs when we are building.

If we had more money we could teach more guys to build log buildings because right now there is only 10 of us that have been working together to awhile. If we had the money and more guys we could build more log houses. I see some houses around here like Jimmy and Morris, their houses are really bad and it is not even worth staying there. Might as well get a new house for them. This row here there were about five log houses built since 1962, one of them use to be my house before but then we moved into a rental house.

The rental housing are not very good, they are all the same. Most of the houses around here are the same and if you are going to sell the rental houses you may as well get new log houses. These log houses we build are pretty warm inside in the wintertime. If we build new houses they will be built properly but we would like to have running water and sewage in them. We got a new sewage truck that just came in this summer. I think we have a long way to go but we just need some more money to run this town and build some more log houses. That is all I have to say. If you have any questions, I will answer them.

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

MR. PEDERSEN: Thank you, Mr. Chairman. You keep referring to "We have, we build", is this the band you are talking about?

MR. ERNIE MICHEL: It belongs to the band too, we use to work for the band, now we work for ourselves. We put our own group together and we have our own funding now from Edmonton. There is a guy there, his name is Gordon Tranter (sic), and we are working for him on the school.

MR. PEDERSEN: Is this a company then that you have formed?

MR. ERNIE MICHEL: Yes, we have been working for them now.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have questions? Mr. Ballantyne.

MR. BALLANTYNE: It sounds very good. In most of the communities that we have gone to, one of the big problems has been that when houses are built they are built by outside contractors that do not hire anybody locally. I think it is very important that the people in the community build their own houses, so what you are doing is very good. I wonder if you could give us a little more information and send it to us about exactly what you are doing, because it sounds very interesting.

MR. ERNIE MICHEL: Yes, we can do that.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have questions of Ernie.

MS EMERENCE CARDINAL: My name is Emerence Cardinal and I am on the Snowdrift band council. I would just like to add to a few things that Philip Desjarlais was saying. And most of the things that I want to say I think I have already questioned and Tommy, Ernie and Bernadette have already mentioned but what Philip Desjarlais was saying about a shortage of housing in Snowdrift is right.

Every summer they build about four or five houses and about 20 to 23 people apply for these houses and about four families probably get a house. Last summer, four houses were started and only two were completed. Because the houses were built smaller than they usually build these log houses, one man had to give up his house because it was too small for his family. He has 13 kids in his family and the house was just too small.

Philip also mentioned that the house he is living in, there are about six houses like his and they were built in 1960 and poorly made. In the wintertime when it is about 30 or 40 degrees below zero, you can see frost inside the houses on the walls. These people cannot afford to fix up their own houses and when they do apply for materials to fix their house, it is never completed right. Some of these old people that have no income and live on welfare, they cannot afford to buy a new stove so they freeze all winter long.

Also the health people are always saying they are concerned about the health of people in these communities. They should have running water, because that is what is needed here. If they are going to build rental housing they may as well build them out of logs because low rental houses have been fixed in the past, they are putting in tiles that tears in a few weeks, they use the cheapest materials and people do not want to buy these low rental units. They would buy them maybe if they had running water and the houses were in better condition.

Just about every second house in this settlement is overcrowded. About four or five families live in each house and they have complained to the housing committee but they have not done anything about it so far. People like me for instance, I live in a rental house because I am teaching but they will not give me a SSHAG house because I am making too much money. I have lived in Snowdrift all my life.

So the main concern in this settlement is that there is a shortage of housing and very poor facilities. That is all I have to say.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have questions or comments? Mrs. Lawrence.

MRS. LAWRENCE: Thank you. We would like to encourage everyone to express their views and concerns to us so that anything that is brought to our attention will help us make our recommendations. And the sort of thing that you mentioned will really help us in making recommendations to make some changes in some of the policies. For instance, if you make over \$25,000 a year, then you cannot get a house, if you make anything under that, you cannot afford to maintain it. So, I just wanted to say that you are bringing your point across very well and it is all recorded. Mashicho.

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

MR. GARGAN: Thank you, Mr. Chairman. A lot of the old northern rental houses that were built here are in poor quality shape right now. In a lot of the communities these low rental northern units have been sold for as little as one dollar to anywhere to about \$7000 a unit and then these houses belong to the people that bought it. I was wondering whether maybe because the houses are in really bad condition it would be a good time to buy these houses and at the same time have maybe the district office be just a funding agency. And if these people buy these houses then they can apply for a grant to upgrade their houses. I would see that as a good approach in getting them, because once they repair these northern rental units, they usually become public houses and once they become public houses they never get a chance to buy them. It is only a suggestion but if you were to make that kind of a recommendation, we would strongly support something like that.

MS EMERENCE CARDINAL: Most people that rent these low rental houses are pensioners or people that do not have jobs, or if they do it is just off-season jobs, and they cannot afford to pay fuel. Fuel is about \$200 or \$300 a month. That is why everybody wants log houses, where they can burn wood instead of fuel.

MR. GARGAN: Okay, with regard to log houses, the HAP program, it is a program that maybe should not be in the control of the district office. We have an association in Providence too, but the thing is they do not have any power on who gets the houses or what type of houses should be built. It is really Hay River that decides that. It is a program that once an individual builds a house, it is theirs and maybe the HAP program could be under the control of the band. Then the band will decide who gets the houses and the type of houses that they want to build. It really should be up to them to decide those things and maybe leave the district office to collecting rent.

MS EMERENCE CARDINAL: I would like to add too that these low rental houses, like we said are in very poor condition and people are just getting discouraged about getting their houses fixed. It is not being fixed the way it should be because they use poor quality materials and things like that and they do not want to pay rent anymore. And now they say they have to pay their own light bills and pretty soon they'll be paying their own fuel. And still they ask if we want more of these low rental units with a furnace in it. People do not want those kind of houses anymore and if they are not going to upgrade these low rental houses they might as well not bother to ask the people if they want to buy them, because nobody wants to buy a house in poor condition like that.

MR. GARGAN: Tell me, Mrs. Cardinal, were the people told when they first started this northern rental program that they would be paying only two dollars a month or something like that?

MS EMERENCE CARDINAL: Nobody explained anything to the people. They just built these houses and said "You move in that one, and it depends on how much you make, maybe \$10 a month for rent". That was the condition the people moved into those low rental houses. Since then the rent has gone up. It is okay for pensioners but people that do not even have jobs, the ones that live off trapping, \$10 is not much to pay for rent but still now the rent has gone up to \$30 a month or more and they pay for their light bills.

MR. GARGAN: The other thing I wanted to mention is that especially for the elders, in some of the communities it was expressed, that these elders have earned their rest sort of thing and they should not be burdened with paying rent on the source of income that they get. In some places where people are social assistance recipients, these people get anywhere from \$300 to \$600 a month but they are not obliged to pay rent based on that kind of income. It is an assistance and social services also pay for their rent. I guess as far as the pensioners go, it is a source of an assistance and really I do not think they should be burdened with paying rent. They have earned their right to rest. If it was to come from the floor here that pensioners should not be burdened with paying rent, it certainly would be followed up on.

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

MR. JONAS CATHOLIQUE: (Translation) My name is Jonas Catholique. I am living in a low rental house and when I lived in a log house it was really good. When I first moved into the low rental house it was alright but now the house is too cold because there is a gap around the doors, so I fixed it. The windows too have big holes in between, the furnace is constantly going burning up fuel. I have a lot of mice in my house too. I pay \$100 for this low rental house and the job that I have now I do not get paid very much. I am getting about five dollars an hour and I have been working for about eight years and I feel I am paying too much for my house.

The hinges on the doors are coming out because they are so rusty. My house is the same as all the others and they are all made the same. I would be very happy if you would fix it for me. Every night I play around with the mice and it is not very nice. Thank you.

---Laughter

---Applause

MS ANNIE CATHOLIQUE: (Translation) I would like to say something about my house. Everybody lives in nice houses but my house is not very nice. My house is very cold in the wintertime. My husband made a house for me a long time ago and I am really tired of my house because it is very cold in it. If you could fix the windows and doors on my house, I would be very happy. I burn wood in my house and I get assistance for my wood. I am too old to work at anything now, I cannot even cut my

own wood anymore. We are helped with our firewood but if you do not have anything to cut the wood with it does not do me any good because I cannot cut my own firewood. If the band council members would say something, we might be able to get help. Like I said, my house is too cold, it would be very nice if someone could help me fix it up.

I received a letter in May and they asked me what kind of house did I want and did I want an oil burning furnace or a wood burning stove. I told them I wanted a wood burning stove. I thought they were going to bring me a house on one of those big barges but I have not received anything yet and summer is just about over now. Who had promised me that house? That is all I wanted to say.

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

MRS. LAWRENCE: (Translation) Who send you papers promising you a house?

MS ANNIE CATHOLIQUE: (Translation) I cannot say who it is but Alizette knows and she is not here. When I received those papers they asked me if I wanted a house with a furnace in it. I told them "No, I wanted one with a wood burning stove". So, they said "If that is the kind of house you want, that is the kind we will make for you".

MRS. LAWRENCE: (Translation) Is that person that promised that to you from here?

MS ANNIE CATHOLIQUE: (Translation) No, Alizette knows who it is but she is not here right now.

MRS. LAWRENCE: (Translation) Can we come over and look at your house?

MS ANNIE CATHOLIQUE: (Translation) Yes. That is okay, I do not mind. I have boarded up my windows with papers that people have thrown away.

CHAIRMAN (Mr. Pudluk): Anybody else have a presentation, comments or questions?

MRS. LAWRENCE: (Translation) Do you play with mice in the evenings too?

MS ANNIE CATHOLIQUE: Yes, it does not matter how old you are people like to play and have fun. If I see a mouse I would like to play with it too.

---Laughter

MR. TOM LOCKHART: (Translation) The name of the guy that came in and did that survey is Robert Fegan.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else from the audience?

MS BERNADETTE LOCKHART: I just wanted to point out that some of the old people on pensions cannot walk or do anything for themselves. Some of them would like an old folks home but I would suggest like Ernie said to have them built in logs. I think there is about five old people that really need their houses fixed, so I was thinking if we could build one bedroom houses made out of logs and with wood stoves, this is what they would prefer if they can get it.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I would like to answer some of Mrs. Catholique's comments. It is with regard to the problems that she is experiencing with her home. They do have what they call a "Senior Citizens Repair Program" which is probably very difficult for the old people to get that grant because they do not really have anybody here to assist them in applying for it. It is a \$5000 grant that the senior people could get for repairing their houses.

The other thing too is that social services do have a program called "Home Support Services" in which an individual in the community could be hired to assist the senior people as a homemaker, for cutting wood or things like that. I thought I should mention that to you.

MS MARY LOUISE RABESCA: (Translation) My name is Mary Louise Rabesca. My house is not very nice. The furnace is apart and the pieces are on the floor. I have 13 or 14 people in my house, what am I suppose to do when winter comes? There are three families in my house.

I have been sick for about a month and the doctor has told me that there are too many people living in my house that is one of the reasons I am sick.

Ever since I got my house they have never fixed anything. My husband does not have a job and he does not receive a pension. People are receiving houses except the people that are staying with me. I would either like to have my house fixed or else have a house made for me. In the summertime is the only time that my kids can get work otherwise they do not have a steady job.

That is all I wanted to say because my husband did not want to say anything.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have questions or remarks? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mary Louise, it seems like in Snowdrift because there is no maintenance men, we seem to be running into a lot of problems that require maintaining. I guess what we probably could do is as soon as we get back to Yellowknife, is talk to those people at the Housing Corporation and tell them to send someone up here as soon as possible to do all the major repairs that are required before winter comes. Certainly, we could make something like that public too so that it applies more pressure on the people to get moving and start doing something.

I understand the problem and sympathize with you because there are no maintenance people here. We will try to pressure the Housing Corporation into sending someone up here as soon as possible. Thank you.

MS MARY LOUISE RABESCA: (Translation) I would like to say something else. That furnace at my house is no good. When it is running now, it does not stop by itself, it stops only when we shut it off and it is really cold at my house for kids. What is going to happen to the furnace when it gets really cold? Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? Thank you. Anybody else from the audience?

MS JUDITH CATHOLIQUE: (Translation) I want to also say that my house is really cold in the winter time. My mother is in the hospital right now and when she gets out she is going to be living with me. In the winter we have to put plastic on the outside of the windows and had to put plywood on one of the doors because it was so cold and this left us with only one door. Since my mother will be living with me during the winter I would really like to have my house fixed up as soon as possible. If you want you can come and take a look at my house. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have any questions or comments? Mrs. Lawrence.

MRS. LAWRENCE: (Translation) Thank you. We cannot promise to fix your houses right now because there is no maintenance person here. So what we will do as Mr. Gargan has said is write it up in a report and we will discuss it with the Housing Corporation. I will ask personally go get your house checked.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else from the audience?

MS EMERENCE CARDINAL: Could I ask you what time you will be leaving tonight?

CHAIRMAN (Mr. Pudluk): We are not looking at the time, it is up to you people.

MS EMERENCE CARDINAL: Okay, if you are going around looking at houses I would like you to look at my mothers house. My mother is a widow and she needs a lot of materials for her house. Her house has not been fixed for about the last four or five years, or I don't think it has ever been fixed. She needs windows, insulation and a good stove. She is on social welfare so she has no income at all. So if you could go and look at her house I would go with you.

CHAIRMAN (Mr. Pudluk): We have sitting in the back in the far end someone with a good camera and also Mr. Gargan has a good camera. You could take those two along to the houses to take some pictures of the inside of the house.

MS EMERENCE CARDINAL: Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else from the audience?

MS BERNADETTE LOCKHART: One concern that I have is that the people have been complaining about their houses for years and years now and nothing has been done. We are just wondering after you leave here, how long is it going to take before we see any results? Will we be getting any or not?

CHAIRMAN (Mr. Pudluk): Do you want to answer that question Mr. Gargan?

MR. GARGAN: Eliza do you want to answer that question?

MRS. LAWRENCE: No, you answer it.

---Laughter

I didn't quite hear what she said.

MR. GARGAN: Thank you, Mr. Chairman. In most of the communities that we have gone to, we have been able to meet with the local people first and then have tried to meet with the district offices to try and get some answers from them as to why they are ignoring some communities and why repairs are not done in certain areas. In doing this we have pressured them into doing something. Now, as far as some of the problems that we are hearing -- so far we have been hearing individual problems here in Snowdrift, what we would like to hear is some of the changes that you would like to see. Do we require a corporation or should the corporation be changed so that it is just a funding agency and let the communities be responsible for the allocations the designs and the construction of houses. This HAP program which is a half a deal, they give you the material no labour money. I mean do you want all or nothing, why give half. That sort of thing, it is a basic right for everybody to get shelter, food and clothing.

So the Housing Corporation was created in the first place to provide shelter and now they are giving houses that are only half and the individual has to put his equity into building that house. Is it fair to the people especially when people are penalized in the communities like Snowdrift where houses are not completed because there is no money and other people are waiting and the corporation is penalizing the community because of that. What can we do about it? The thing we could do this fall in November is that we are going to come out with some recommendations, interim recommendations and then we are going to have start thinking about the long term. What is going to happen to the corporation, what is going to happen to the housing authorities? Should they become a subcommittee of the band? These are some of the things that we are going to be looking at that is probably not going to be finished until next year sometime, but in the meantime if there is a great need or concern expressed we will probably use that as an interim presentation in our November session. I don't know if we are going to be meeting with the Yellowknife Housing Corporation but it is a concern that we will apply to the corporation and see what they can do. In the meantime I will support Mrs. Lawrence with the pressure tactics to get someone over here to start working on the houses.

MS BERNADETTE LOCKHART: I have a suggestion then but I don't know if it will work or not. What I was thinking then is that the band usually looks after the money when the houses are built. I think that it has been mistreated or mismanaged. This is when things went wrong, the houses were not completed and like they say the Housing Corporation are using that against us. So what I would suggest is that if all the four people that they selected to build the houses got together with maybe three or four other people and formed a committee to look after their own money. They could make sure that each house is built properly and make sure that the money was divided evenly between the four houses and make sure also that the money was not mistreated in any way. If anybody doesn't go to work then they should not be getting paid for it.

There should be a policy set up that if they have to work to finish the house and if they don't show up at work at nine they lose that time. In the past this hasn't happened. Even if they were not working they were getting paid and people would be working one day and then the next they wouldn't be working. I think this is where we are losing money. So I think there should be a policy set up between the committee to make sure that people are at work on time and the money is spent the way it is supposed to be. Maybe if this was done we wouldn't have so much problems.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: I think the question that you ask is a valid one, in what this committee can accomplish. We don't want to raise everybody hopes that were going to go away and in a matter of a month all the problems are going to be solved because they won't be, it is going to take time. All the individual problems that you have talked about, I think your MLA can help you with those ones and we will give her support on that one. But the hole problem with housing in the North is very complex and very difficult. Every community in the North has problems like you have, it is going to be a long and very hard battle for us to make things better. We are going to try our very best but I don't want people here to think that because we are here that there is going to be magic and that all the problems will be solved very very soon. It is going to be hard and we are going to need your help to do it also. Thank you.

CHAIRMAN (Mr. Pudluk): Mrs. Lawrence.

MRS. LAWRENCE: (Translation) Thank you. I am glad you questioned us. I didn't realize there was so many problems, but since you have discussed it I know it now. We that are sitting here will all make one report. I will be coming back soon and I will sit down and have a meeting with the Band Council and the people that need houses especially for the elders and I will ask that my colleagues back me up. We will try to help everybody but we will try to help the elders first. So I will be coming back soon.

---Applause

CHAIRMAN (Mr. Pudluk): Thank you.

MR. JC CATHOLIQUE: One of the things I would like to mention is about the log housing. When you were coming over by plane you probably noticed that there was a lot of trees here. In the last few years there has been a group of people that have been training in log building. One of the things that we have been trying to get into was getting local people to be trained in building houses from logs. So far this group has been doing very well, they managed to get involved with log work that has been happening in this community and that is with SSHAG houses and also the latest one would have to be the school project which is happening right now. These people are the ones that are doing all the log work. Next year they will be getting into the multi-purpose hall -- like they have 750 logs that they can put up a good bid with.

One of things that I would like to bring up was that people from outside have been coming in here and getting all the contracts for all the buildings. As far as log is concerned people around here could identify with logs, because that has been their way in the past and now they can make good log houses now that's feasible and it is also cheaper. One of things that is happening with the log houses is that they don't have to be all the same design not like you see with the low cost houses in town. These people that get these SSHAG houses they should have a lot to say in how many rooms they want or if they want running water or even on what type of design they want. I think there are a lot of people out there than can design a good log house and also the people here could get into designing their own house because at the present time they are well qualified now to make good quality log houses. People who have houses here, they usually run out of money for one thing, like labour money has always been a problem.

I have one of the SSHAG houses and it has been sitting there for two years. They gave us a design for the house which was 24 x 24 but then we went up and built our own design and it ended up a 24 x 30, so we ran out of supplies, labour money. Nevertheless we managed to get our own design and we have been told there is still hope and we might get more supplies in maybe this fall and we have to complete it this year anyway because there is a possibility of getting more next year for the other people to have a chance also because there is a lack of housing here. We have a list from the band and hopefully with these houses being finished that these people will get into log houses and that we have people here that are qualified to build them.

As far as this group is concerned it is part of the band, the money was given to the band and then this group just went and took the contract to build this part of the school project and they are also taking care of their own funding. I guess as forming like a company or like a association, like that part is just in the process now, I guess that will happen and I guess we can't help it but that is one of things that will be put into place. Hopefully any other buildings that come up in this community will be made out of logs. Thank you.

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

MR. GARGAN: Thank you, Mr. Chairman. I guess there is a need to -- this is one area that we could move into quite fast and that is the area of training for log building. The other part that probably requires training too is with regard to training maybe someone at the community level working for the band. How do you go about getting contracts and bidding contracts and probably that is another area that needs to be refined so that we do have trained people that could bid for the band or if they wanted to do it on individual basis. They should be able to do that.

MR. JC CATHOLIQUE: One of the things that we are doing right now, like we are part of the band now. The band are the ones that are getting the contracts its just that -- like we just go through the band same as this group they just go through the band. The band hasn't formed a corporation yet but they are in the early stages of that happening.

MR. GARGAN: The committee would be very interested in finding out the results in whatever happens especially with your corporation if you do have one.

MR. JC CATHOLIQUE: There is still a nursing station that needs to be built and we would like to see it built out of logs and same as the SSHAG houses or any other buildings.

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

MR. ZEPP CASSAWAY: (Translation) I am from Snowdrift. I have been living in the low cost housing for a long time now for about 18 years now and pay rent. These places are supposed to be maintained but I haven't seen anything yet. Two years ago they said they had fixed it, I think it would have been better if I fixed it myself. They had fixed it but it was not done very well. They had fixed the roof but it wasn't done very well because when it rains the windows and stove pipes leak so I have to put the dipper, which I drink my water out of, under the dripping water and dump it out after it fills. It doesn't look very nice in that house. The house was made out of nails, it doesn't have a cement base. I guess the wood has rotted because now I have a lot of bugs all over in my cubards.

I am 74 years old and I cannot fix things in my house because I am to old to climb a ladder to fix my roof. The bathroom that I have does not have a very good honeybucket, when I first moved in there was just a small honeybucket but it had spoiled and I threw it away. Now I just have another can in there and I have to keep dumping it every day. What happens some day if I trip, I will probably kill myself. The tiles on the floor are very old and not very nice. I am not the only one that lives in the house, I have my children living with me. Everytime I get a letter all it says is how much I owe or that the rent has been increased. If the person that I have to pay the rent to fixed the house I wouldn't mind paying rent. If I pay for rent I don't have any money left for food. If my house can't be fixed this year then I would appreciate getting some materials and fix the house myself. All I am asking is to have my house fixed up. By rights low cost house should be taken very good care of. The people that don't pay should be thrown out and the people that pay should be taken very good care of. You say there is no money. How could there be no money when there is so many people living in these houses. If we help each other especially us men maybe we can fix them up. That is all I have to say about my house, I don't know if it is going to be fixed or not but I would be very happy if they did and would be very thankful.

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

MRS. LAWRENCE: (Translation) Thank you. You are right. If we help each other things can be done. I will be coming back to have a meeting with the band council and the chief and also the local people. I will be glad to discuss these matters with you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else. I think Chief Felix Lockhart would like to make a presentation.

CHIEF FELIX LOCKHART: Thank you. I wish to at this time comment on the patience you have. I am sure you have been travelling to a lot of places and have listened to a lot of concerns and viewpoints that people have had, not only in Snowdrift but in other communities. I know that it sometimes gets very tiring but everything that you have heard in the last two and one-half hours is very true. The people here have very legitimate concerns and I am sure that you understood the kinds of concerns, the kinds of viewpoints that people have. I am really appreciative of the fact that this is the first time that there has ever been any kind of special committee made up of people from the territorial council getting into the communities and really address the housing

problems as it should be. You have heard a lot of concerns about low rental housing and even back in the Mackenzie Valley Housing Corporation that was set up previously to even take care of the houses that were built by the federal government way back in the 1960's. Those are log houses and eventually up to this time here in 1984, for the last two or three years there was some SSHAG units that now is the RAP that the people are having to deal with.

On some concerns here, you have also listened to the fact that there are some concerns that the old people have when you have been notified that there is a request from one particular band member that there is old folks housing needed. These units should have at least one bedroom, living room and even a woodstove and made out of logs to be able to compliment the 10 log workers that are in the settlement right now. You have also heard that there are a lot of logs here and we are 100 per cent utilizing the resources and the benefits is that the money stays in the community and that there is adequate housing needs that meet the people.

I also have a very strong concern to the fact that we are dealing with the NWT Housing Corporation and we do not have that much input. Of course, we understand that there are other communities with similar concerns but what is very important to us in this community is that we do have full responsibility in all aspects of the housing functions in the community. For example, in terms of renting, sometimes we are not satisfied with the collecting of rent. Right now somebody said it is done by an outsider but that person is part of the community but not considered part of the band. That kind of a situation where you have different structures where it is all divided into different ways, you can understand that we cannot really have any communication with the Housing Corporation or any government programs out of the community. I think it is very important that we have everything together including renting. That may be only one small part of it but it is important that we do have decisions made by a committee or a corporation made up from the band. And it has to be under the control of the band council and not any other arrangement.

It is very important that we do have some decisions as to how we want houses built and how we can have a choice to the blueprints. We do not want the Housing Corporation to tell us how we live. You have heard a lot of legitimate problems, you may call it complaints but I think it is something very factual, it is reality that you hear about the houses going out of shape over the years. For example, the 12 low rental units that were put in here a number of years ago are in poor shape right now. There are a lot of broken windows and everything is in poor condition, we feel justified that we do not want to pay rent on houses that are not maintained properly. I feel that nothing has improved because of lack of communication with the Housing Corporation, rent accumulates and then you have a poor state of large families living in houses. I think those kind of problems should be looked at very carefully.

One of the members touched on this subject but I would like to mention about the log construction that is in place. We have a school that is under construction right now. It should be completed by December and Trend Construction is the principle contractor that is working on the school. It is a tendered contract and this basically means that they are the ones that determine the local labour in this community. Although we have negotiated with DPW on the part of constructing with logs we have managed to get about \$155,000 and that is strictly for log panelling, cutting of the logs and also transporting the logs here. We have a good arrangement with local labour in that respect and for future building such as home-ownership programs that could be negotiated with the corporation. As you have heard also, there is the log construction that needs to be dealt with even in terms of other larger structures such as the nursing station.

That is one of the areas that we want to do is just get into a strong utilization of local resources plus the fact that we want to have as much people in this community doing the things that we see fit. That is the kind of communication we want to have. Future meetings with the Housing Corporation, or any kind of RAP or EARP, SSHAG or whatever you have and I think we have to have that kind of communication happening. Even if it is going to be your future workings after this. As a committee, you want to set up future meetings. We would be very willing to have a meeting even in terms of having some input coming back from the committee in terms of just what your recommendations are once you have presented them to the territorial government. I understand your report will be out in at least one year from now. The people here understand that nothing happens overnight although there is a lot of work to be done. We have a few more months before winter comes and we may be able to go on the present structure as it is right now under old programs to be able to renovate some of the houses. I think in the long term the most important thing that is going to be happening from this special committee hearing is that you will try to deal with the whole problem of housing for a long term effect. The peoples concerns that you heard today are going to be worked on and not collecting dust somewhere as it was in the past. You know, old reports that have been done and then you are finding that nothing has been done. I am sure that is not going to be happening because we really believe in you and we know that we have good

representation in the territorial Legislative Assembly. We all know Eliza Lawrence and Sam Gargan, and we do have a lot of trust in each other and I think this hearing is a good indication that we are not just talking but will be working together to make things better.

With that, I would like to commend the chairman on the fine work you are all doing. Again, I think there is a lot of work we have been doing altogether and I think it is not just one group that is going to be working on this. With the communities working with the special committee I think we can go a long ways to be able to meet the concerns of the people. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. I think Mr. Ballantyne has some closing remarks.

MR. BALLANTYNE: There are a couple of things I would like to say in my closing remarks but first I would like to comment on some of the things the chief has said. I think the chief has said it very well and we have heard it in every community that we have visited is that the people in the communities want more control over the building of housing and delivery of programs in each community. The chief has said we have a lot of work to do, we are committed to this. It is going to be a very long hard battle to accomplish anything but also I think in every community it must be understood that the band councils, the hamlet councils, the people of the communities have a lot of work to do too. I think it would be up to the band council to organize whatever form you wanted to take. Whether it is a housing committee to put forward proposals of concrete things that you want to accomplish. I think that after tonight our work does not end it really begins and we would be very interested in keeping in communication with the people here in Snowdrift. I think it is also very important that the chief, the band council, talk to other communities. I know in Fort Good Hope and Fort Simpson, the band councils have taken over a lot of the housing programs. I know in Fort Simpson, the band council has a proposal, a five year proposal and I know we can all learn from each other. I think that is very important.

I really appreciate your remarks. You hit the nail right on the head and as far as our visit here, I would like to thank the chief, the band council and the people for inviting us here. Your hospitality has been fantastic. We have never had bannock and cookies before in another meeting and on very short notice, you are preparing a meal for us. We have all learned a lot here and for those of us who have not been here before, it has been a great learning experience.

I would also like to thank your MLA, Eliza Lawrence who is a very hard worker on your behalf and we all got in at the same time. There is Red, Eliza, Sam and I and Ludy is the experienced one here who keeps us in line. But Eliza is really educated about us, about her communities, she works very, very hard on your behalf, she is a very strong lady as you know. Eliza and I have had an occasional argument but she is doing a very good job on your behalf and you should be very proud of her.

So, thank you again. It has been a great meeting and I have learned a lot and I can give you my commitment and I am sure, our commitment, that we will try our very, very best to try to make the housing situation in the North a lot better. Thank you.

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

MRS. LAWRENCE: (Translation) Thank you. I mean it when I say thank you. Yesterday morning when I phoned Tommy he had already made tea and bannock, now I will call him right away. The people who sit on the housing committee are upset. We are tired of travelling, tomorrow we were to go to Fort Res but an elder died there and they will be having her burial, so we will be going next Tuesday. I know it is not a very happy time but we were supposed to go there so we will. A Member of our committee lost a relative in an accident. I would like to dance but we have a lot of work so I will have to go back. Thank you for telling us your concerns and I promise to give it my best and try to help you. Thank you for giving us tea also.

CHAIRMAN (Mr. Pudluk): Thank you, Mrs. Lawrence and Mr. Ballantyne. I am very happy with the way this hearing has gone so far. Yesterday when we went to Rae-Edzo we had a number of speakers from the audience and two of the older fellows had been to my part of the country and both of them were thinking that I was one of their sons. So, I started calling them Dad. I have five sisters and six brothers in my hometown and when I get back I am going to tell them that I found some relatives in the Western Arctic.

---Applause

I would like to thank the many faces that are here tonight and especially the chief for making us welcome. I introduced the motion to set up this committee. I knew it was going to be hard work, a lot of travelling. I have a family myself too, I have five kids and I knew I was going to be away from them a lot. That did not stop me from travelling because I wanted to hear your concerns about housing.

Even our culture is different, yours and mine, but that is not going to stop me either. We want a review from the whole north, no matter where, because we are dealing with one government, the GNWT. Like Eliza was saying one member lost someone in the family. Last Saturday I left from home and after I left, my brother-in-law died. He was pretty young too and I was going to go home today but I decided to come along this way. I know it is hard sometimes when someone loses someone in the family especially when we are travelling. I would just like to thank you people, you can be here and we can be here. Thank you.

MRS. LAWRENCE: (Translation) The people that I travel with are all men, I am the only woman. They like to tease me but I get just as cheeky back.

CHAIRMAN (Mr. Pudluk): I have been travelling since 1975 and even before that but I have always travelled with only men. We chose Eliza to come with us because she keeps us in line when we are travelling.

MS BERNADETTE LOCKHART: (Translation) I would like to say thank you to all of you for coming over here and listening to all our concerns. I know you can't make any promises but I would like to say thank you. I know Eliza is working for us, we all say thank you to her. I know she is coming back, maybe she will bring the white people or even some mice.

CHAIRMAN (Mr. Pudluk): Right after this meeting we will go to see the three houses that we said we would visit and then we will go and have something to eat after. Thank you, again.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT PROVIDENCE, FRIDAY, AUGUST 17, 1984

CHIEF JAMES THOM: Mr. Chairman, honourable Members, I would like to welcome you to Fort Providence to address some of the issues that we have relating to housing within the community. I am speaking on behalf of both the settlement and the band council as one of the main spokesman for our presentation. What we are trying to do is address the different programs that the housing has to offer to the community. As you know, some of the programs that are offered, the community does not seem to know what program that they can take advantage of. As you can see from the charts, the programs that we have tried to evaluate, as both the settlement and the band, it is pretty complicated, because it is not all of the views of the community. It is the leaders that have taken part in some of the programs and we are trying to approach it as to the pros and cons of all of the different programs, and possibly follow up with some recommendations.

After the presentation, I would like to possibly call on some of the people that would like to express some views on housing. Maybe I can take to the drawing map and explain some of the things that we have been talking about with regards to our presentation.

Most of these programs have just recently been introduced, with regards to the types of houses that could be built within the community. We had the first experience in the last three years, in having a HAP program in Fort Providence. One of the things that we experienced was the core design of the houses. I know they have been going to workshops to see if they could take part in the designs of the houses, but they are not given too many choices relating to the type of houses that they want.

As I understand, in Hay River where they had some of the workshops, they only had four options to the design of the houses that they could take part in and they have no alternate choice whatsoever. If they want to take part in that HAP program, they have to have one of those houses.

The program itself, depending on the applicants, it is more geared to the unemployed. With the introduction of the HAP program itself, there was very poor communication at the community level, which created confusion over labour and materials which was related to some of the problems of how to go about implementing the program itself. As it stands, the HAP program itself, the owners have to do the labour part. Usually, depending on the different materials that arrive in the settlements, there is always confusion over who has got what materials under what ownership for those houses.

With regard to the materials coming in the settlement, I think that the timing end of it is what created all of the confusion in the first place. All of the materials are received during the summer season and some of the staff on housing are on their holiday break and this creates a lot of confusion. In regard to the timing end of it, half of the time that we are proceeding with the project itself, we are doing it during the winter season, and the owners are trying to keep warm during the winter months rather than taking an active part in building the structure itself. Also, if you take a look at the labour hours, you are losing a lot of manpower that should be going into the project itself.

One good thing about the HAP program is that it promotes home-ownership. It sort of gives the community pride, its an overall better picture for the housing conditions in the community and also it creates employment. Last winter we had a number of people that took part with the two units that we had. Also, the structure of the houses, it gives us the chance to use some of the local materials to build some of the houses.

This HAP program, as I understand that has been under the SSHAG program, and we have taken part in the SSHAG program where we have had five units built out of logs, and that is related to some of the local materials that we are using under the SSHAG program. I understand now, that it is converted to the home assistance program.

For the EARP program, we are having problems with the administration end of it, which sort of relates to the HAP program with regard to the administration. There is no follow-up and we need some more moneys to do a better quality workmanship to promote home-ownership. One of the things that we could address is that it improves homes for a couple of years anyway to see if there is going to be any follow-up. It also provides help to people who otherwise could not afford it, it promotes community pride and also it instills some home-ownership. Toward the end the people that are building their own homes would eventually gear up to having their own homes.

For the RAP program itself which was just recently introduced, I think that it was last summer, whereby some of the houses that are already in existence in the communities, they are trying to upgrade them, which could have been beneficial to some of the people who already own their own log houses. The main thing was that at the community level there was very poor communication which resulted with the introduction of the RAP program. Some of the quality that has been put on some of the homes, eventually the people have to pay for some of the improvements that are done on some of the houses in the end. Some of the houses are built very poor, even though there has been some improvements, the people are stuck with mismanagement on the houses. The people are the ones that are paying in the end. On these other programs, maybe if I have missed some, I could ask Joanne to expand on them a little bit, but I would just like to carry on for now.

With this emergency -- extraordinary maintenance program, one of the things that we would like to address is that the priority should change from people who neglect their homes to people to try and maintain them themselves or to long-term residents. A lot of people are trying to improve their houses that they have, and it tries to make some sort of diversion among the people themselves that some of them have always tried to take pride, whether it is in a low rental or whatever homes that they are building. It is sort of given to people that do not care too much for the houses that they are living in, and it kind of discourages others from trying to keep a high standard of houses that they are living in. More houses should be allotted per district. Is is good for the people themselves who receive the money to upgrade their homes, and also the quality.

With the senior citizens repair plan, one thing that was stressed within our discussion, is that it is alright for us to help some of our elder people but they should have more money -- understand their limited budget or the materials they could be getting. It is only up to \$3000. If they want to upgrade the standards for elder people it should be more than \$3000. In the long run it assists our senior people to upgrade their houses. Also, most of these older people tend to stay within their own log homes rather than going into the senior citizens home. Most of them are cutting wood and if you are looking at the heating end of providing for those older people, it is better to upgrade their quality of houses rather than spending all their income on buying a cord of wood or whatever. It makes it easier for them in the long run.

For the rural and remote program, one thing that was expressed by the leadership of the settlement was that it wasn't introduced as such to the community. There was lack of information with regard to this program. There was too many rules and restrictions for some of the people that wanted to apply and people did not have enough money. There should be a certain flexibility, to overcome for some of the people who wish to apply for this. This program is good in the sense that it is geared to the people who are working, it promotes having their own homes and it gives them an opportunity to apply for a program.

For the low rental houses which is categorized under northern rental, I think we have quite a number of units within the settlement. I think it has been in existence for a number of years, since 1967. I think most of the people around here have all experienced living in those type of houses.

One of the things we like to stress is that the board of directors policy must change. It should be geared to individuals who have ideas relating to houses which will be built in the communities. Right now the present structure is that just the tenants are allowed to sit on the board of directors, within the local housing association. So what we are trying to recommend is that the board of directors must gear up some of their present policies, because some of the board members who are sitting on the housing association do not tend to criticize the type of housing that could be introduced into the settlement. Once you have one board member who is sitting on the housing board and he is shouting a lot, then there may be some backlash from Housing in headquarters. That is one thing we are trying to get away from.

Also it discourages home-ownership. I am not trying to criticize the tenants themselves but if a person is living within a fixed rent it does not give him any incentive to go and try to buy the houses which he is presently renting. If somebody is paying \$30 a month, well that is it. Also it sort of does not give them the pride or whatever to take care of their own houses. There should be more of a long-term maintenance planning, because if you are trying to buy some of the houses within low rental, there should be long-term planning whereby if a tenant wants to buy those houses they have to have a guarantee that it is a real good investment before they buy that houses. So there has to be some major improvement to encourage home-ownership for those low rental houses.

One thing, during the number of years we have been experiencing low rental houses is that we always did manage to have people live in some of those low rental houses whenever they were in need of them. Also we provide houses where none is available for the people.

For the public houses that were just introduced about three years ago, most of those houses are built in the back section of the community. Also you are very restricted in trying to improve the house itself. It is public housing and there are very strict regulations and you cannot very well improve the conditions of the house a tenant is living in. You cannot make any major improvements. Also it falls in with northern rental and it discourages home-ownership. Also it is related to the same thing that it provides housing where none is available and also provides to those that are in need.

For the northern purchase, as such the low rental houses, I think that the people are realizing that living in some of the low rental houses, as the rents are increasing and with the discouragement of some of the housing programs -- for this program itself, if you want to go into home-ownership, some of the houses do not meet the standards of CMHC. Also, there is no long range planning or any major repairs which will bring the houses up to standard before they are sold.

Dealing with that, I think that we are hassling quite a bit with the lots. If you are going to purchase a house, then the lot should be included with it. Otherwise you buy the house and then the lot belongs to someone else and then you pretty well have to move the house yourself. There is still a lot of problems relating to lots and houses. One good thing about it, is that if you purchase your own house, it sort of gives you independence from paying rent or whatever.

There was very poor communication within the EARP program when it was first introduced into the community. A lot of the people that had some of their houses repaired, thought that they were doing it just for the good of housing or whatever. They thought that it was just an outright grant and that they did not have to pay back what was supposed to be a loan. It was never explained to the people that had their houses repaired. Now, they are stuck with some heavy debts and are pressured by CMHC and the collection agency, but it was never even explained to them that it was a loan in the first place.

If there are going to be any improvements in that, and if they are going to repay some of the loans, then they should create more funding. Also some of the programs that have been carried out, there is no follow-up. After the program is finished, that is it and you never see them after. I know there is about six or seven, and last year there was about four that experienced this, and the rest have all been carried out in Kakisa where most of the programs have been carried out two winters ago.

What we are trying to do is give a presentation as to what is good about some of the programs that were introduced into the communities and what can be improved. So, we would like to follow-up with some recommendations. One of the things that we would like to make is, change the policy of the programs, so that it does not discourage people from working. One thing that has been added to it,

is that if I can stay in the house for a certain fixed price, then why should I bother working, and if I am working, my rent would go up. I think it is a clash, where people are working and trying to maintain their own houses, and yet those that are not working they are still getting the benefits of the program.

New repair programs for the working class, more visits from the programs co-ordinators, more advertising and communication for all of our programs within the Housing Corporation. If it is going to be introduced into the community, it should be one of the people from the corporation to introduce it, not just thrown into the laps of the band or settlement council. It should be correctly understood that each program is for this, and that is it. If not, then we are all going to be confused. As it is now, even myself, I am having a lot of difficulty in keeping tabs on all of the programs that are introduced into the community.

Also there should be interpreters when the discussions are going on with the tenants. Some of the older people that have some major repairs, they are in their houses and all of a sudden the next thing that they know, somebody is repairing their house. One thing that should be kept in mind is, that if they are going to have a repair program, they should have respect for the people. If you are going to repair a house, do not just barge in just for the sake of repairing the houses. Most of the repair programs that are done, are done in the wintertime, and some of our elder people do not have furnaces, whenever it gets cold the furnace does not kick in and they have to use wood.

One of the major things that was expressed during the discussion was to work more closely with councils and change the local housing board criteria. Each community should have a representative on the territorial board. I know that we have had a representative sitting on the Housing Corporation, but we had very little communication involved with the territorial board. We did not have any close ties with the community and at the territorial level.

Also, it should be stressed that if there are going to be houses built or any type of housing to be built in the community, we would like to emphasize that there be more opportunities for our local contractors to do the work on those houses. In Fort Providence a large percentage of the people are the younger people. We should gear toward having a single apartment and small family units. We are expressing that it should be in the planning stage in Fort Providence within three years.

We do have many of the low rentals built within the community, and one of the things that has been expressed is that we need more housing. We are sort of asking or demanding that we need three HAP houses and two low rental houses for the next five years. I understand that we have 27 applications that are still on the waiting list and we would like to put in those units and reevaluate the housing program in five years time.

One thing, last but not least, we need more money with regard to planning. If you are trying to promote some ownership, there has to be some major repairs to all of the houses, and that is dealing with more funding. So, that is the overall presentation that I was asked to present to the board members and just in case I forget anything, maybe I can ask Joanne to fill in any of the programs that I missed.

CHAIRMAN (Mr. Pudluk): Please state your name before you proceed.

MS JOANNE PILKEY: My name is Joanne Pilkey and I am the settlement secretary here. Basically I am here to speak on the settlement's point of view regarding the municipal services and the problems that we are having with them. I sit in on all of the meetings in the community, and I do know that the council feels very much in a Catch 22 situation. If you provide lots of low rental housing very cheaply and you repair them all of the time, you give people no incentive to do anything on their own, and we would very much like to see people doing things on their own within the community.

We have had a lot of problems in the past with the housing association coming along and haphazardly and abandoning houses everywhere. A lot of the houses that were built approximately 10 years ago are actually sitting on two lots. When you cannot divide things up very well when people go to buy the property, we start to have problems. A lot of the houses are sitting on band land and nothing was done to transfer that. Those problems are impossible to rectify now, but we would like to deal with them in a careful manner in the future so that we know what is happening and what is going on.

We would like very much for the councils to be involved and the senior administrator from this community, so that these types of things will not happen again. We want, within this community, to promote a pride in the community and for people to take care of their own things, even it is just a low rental unit. That is very much what we are interested in within the council.

CHAIRMAN (Mr. Pudluk): Could you please slow down a little bit.

MS JOANNE PILKEY: The major thing that the council would like, is to have community involvement. Community awareness of what is happening and to have the input from the community in what is happening within the community, so that we do not have these problems again.

From a municipal point of view, this is a settlement, that is, an unincorporated body. This is something that was created by the territorial government as a temporary thing, and they have found, within the Mackenzie Valley, that it is not very temporary because of a lot of other problems.

There is a lot of pressure from the territorial government to incorporate in some form or another. My council looks at me and says, "What do you think, should we incorporate?" I look at the problems with the type of housing that is installed, just because that is what I have to supply the services to. I have to deliver the water, pick up the sewage and garbage, make sure that the streets are maintained and the people that are within those houses are happy.

If you are putting the national building code and the health code, for houses, standard four person houses, it is 400 gallons of water and 800 gallons of sewer. The housing association is not doing that because it is too much capital expense. That is true, it is a major capital expense to double the size of the water and sewer tanks, but we are the ones that are faced with that cost in the long run. The years and years and years of maintaining that, continuing to provide the service, that is the responsibility of the community. If the community has to do this, then there is a problem.

People who own their homes privately, they are subsidizing the housing association and DPW, cheap capital decisions. It is easier and cheaper, a 200 gallon tank at two dollars a gallon for a tank is far cheaper than a 400 gallon tank, I will agree with that. But, capital money is far easier to come up with than operating money, and I am the one that is faced with getting the operating money and to continue on. If you are a private home-owner, I cannot say, "Well, the housing association has small tanks, so you have have to have this many deliveries, etc." My billing would be horrendous, so everybody pays two cents a gallon for water. The people who have been intelligent and have put in large tanks and have spend a lot of capital outlay, they are the ones that are now subsidizing the housing association and DPW houses that have small tanks, and that is the problem.

There is no thought within the design of the house. It is just, "Here is a house, see you later, do not call us, we will call you." This design has the water in the front the sewage in the back and the fuel on the other side, so the poor home-owner lives in a house that is completely surrounded by the road because that is the way that the fuel, water and sewage trucks have to get in. That is the road that I have to maintain, because I cannot have all of these trucks getting stuck, so that costs me more on my road maintenance money, and that is a problem.

Why should I recommend to my council, the legal hamlet when these things are done, when I talk to the housing association about it, all they say is that it costs too much money and they cannot afford it, and that money does not grow on trees. I am an accountant, and I know that money does not grow on trees and I now have this community believing that I am the cheapest person on earth, because I am always saying, "Sorry, no money, you cannot have it." But, that is life and I realize what is happening, when I try to talk to them. In the HAP houses, they put in these 250 gallon sewer tanks with a heat tape on it. Now, what does that do to the home-owner who has to pay for the electricity to heat that tank? That costs him a lot of money, and that is not right. Sure it is cheaper initially when we put in these HAP houses, but the poor sucker is the one that suffers when December rolls around and he gets the bill for a 250 gallon sewer tank. But, what happens to the home-owner, there has to be some planning within this to understand what is going on.

I am not trying to dump on the housing association or the government, but I think that people have to think and look ahead at the future of the problems. I come from Vancouver and it never gets 40 below there, but it is different here, and you people have lived here all of your lives, and you know that it gets 40 below here and these are problems. There are a lot of excellent plans, excellent things within these plans. They promote home-ownership, pride within the community and

they help people that really need it. A senior citizen does not want to move when he has lived 50 years in his house, so if you can make it livable for another five or 10 years and let him die happily there, then perfect, it is well spent money. But, at the same time, it is not right to have the rest of the community subsidize through other programs. As I say, granted, money does not grow on trees and I know that, but you have to have some forward planning. You have to say, "Okay, these are the problems that we have, what ones can we solve, what money is it going to take, and how can the money that is allocated, best be used. Not just try and make ourselves look like short-term heroes, but let us look like long-term heroes, Mr. Chairman.

CHAIRMAN (Mr. Pudluk): Thank you.

CHIEF JAMES THOM: Mr. Chairman, I would like to suggest that we take a short break here, so as to encourage other people to express their views.

CHAIRMAN (Mr. Pudluk): Okay. When we come back I am going to ask the committee if they have any questions on that presentation and then we will get to the recommendations.

---SHORT RECESS

CHIEF JAMES THOM: My presentation with regard to the recommendations, I would like to correct myself if I may. Most of our younger people do not have housing readily available to them. Some people with large families of ages 30 or more that are still living with their parents and there is no housing available for them. So I would like to correct myself in saying that single apartments and small family units should be in the planning stage now and they should be built within two years. With regard to the housing requirements, I would like to also say that three HAP units and two low rental units should be built every year for the next five years. That is to correct myself in the presentation that I made earlier. I would also like to possibly add a bit with regard to the position of my people in the community in regard to housing.

I know that earlier, before the hearing, you did a small tour within the community. I think some of the houses are quite presentable but the good looks on the outside does not necessarily mean that what is inside the houses is good. Some of our older people who still live in low rental housing cannot manage to live under some of the rents that have been imposed on them. They have been threatened with eviction if their rents are not up to date. Most of the people are in a low income bracket. I do not see it necessary to increase the rents or the power. I think it was introduced two years ago that each person would pay for their own power. I know there is a lot of maintenance involved by the Housing Corporation which they have taken care of since we first moved into some of the low rental units. The people should be warned of power increase, or if they have not paid, there should not be just standard that the power company automatically shuts the power off, especially during the winter months.

Also, some of the units are not built up to standard simply because of the quality of inspectors that inspected those houses in the first place. Those inspectors should be up to par with their qualifications, not somebody that sits in the office, and when he wants something to do he comes into the communities and inspects houses, and the standard of workmanship on the houses is 100 per cent. I think that we should bear in mind that the tenants in the houses should not be the ones to suffer just because of a mistake of the government.

I think it was brought up by Joanne, the need to have closer communications with the Housing Corporation as to where they are putting the houses. It has been over a number of years that we have houses that are located on the band council lots and there has been to initiative on the part of the government to negotiate the housing. I think the attitude that was taken was that if people need housing, well just put them on the band lot and forget about it. I do not think that should be the attitude of the Housing Corporation. As I said, there are 12 units sitting on the band council lots and all they are recommending is "Just pass a BCR" to have those lots, just for the sake of pleasing government officials.

Also, people cannot manage every month to pay some of the rents. If you want to have the people take pride in some of the houses, there should be some sort of a credit, a way to compensate some of the rents. It could be done for example that the tenants put in a certain number of hours to improve some of the houses. Most of the units have basements and occasionally people have flooded basements, dealing with sewage or whatever, and if it not taken care of, I do not think anybody would. It has to be brought to the tenants to clean it up themselves. The number of hours used to improve conditions should be added on to their rent. This would give people with smaller incomes

a chance to work off some of their rents. I have a couple of people that wish to express their views and they would like to sit up at the table, Mr. Chairman, to carry out their presentations.

CHAIRMAN (Mr. Pudluk): Before we call the other two speakers are there any questions from this committee? Mr. Ballantyne?

MR. BALLANTYNE: Thank you, Mr. Chairman. I would like to ask the chief a couple of questions. First of all I would like to compliment the band on the quality of their presentation. It is an excellent presentation. It is the sort of thing we need if we are to do our jobs well. I would like to ask some details. Through your presentation the concept of more community control comes up. I wonder if you could be more specific? You talked about the idea that perhaps the way the housing association is structured, it is not structured as well as it could be. In that area, do you think it might be better if the band directly took over that responsibility and the housing association reported directly to the band? My second question, what other specific powers would you like to see in the community as far as delivery of housing and housing programs?

CHIEF JAMES THOM: Related to your first question, when the housing association was first introduced, the community was given some control through the board of directors as to who gets into a certain unit, and the evaluation of the rent. I think with the introduction of different programs within the community, it is very hard, for myself or even for the board of directors on the local housing, to really act on those type of programs. Also, the headquarters does not have much communication with the housing association. Simply, in the communication end of it, we are more or less isolated twice a year, at the break-up and at the freeze-up, and we do not see too many housing officials go into the settlements.

Relating to your second point, having the housing association be under the control of the band, I think before there is any commitment from the band, the programs that are introduced should be strictly direct negotiation with the Housing Corporation. If you want to give us funds to handle a certain project I think the band is quite prepared to take over the administration or the program itself. It is quite prepared in dealing with the issue itself, but with the introduction of the different programs and with the different personnel, I do not think it could proceed within the next year or so. But there has to be an understanding that if there is any carry over to the band it should be done through the community process, to see how the people feel about it.

CHAIRMAN (Mr. Pudluk): Mrs. Lawrence?

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank the chief for his fine presentation. I have one question. You mentioned in your presentation about policy changes and policy and the board of directors, were you referring to the Housing Corporation board or a local housing board?

CHIEF JAMES THOM: I am referring to the local housing association. Right now as it is structured, only the tenants are able to sit on the board of directors, and they have the voting power in their assemblies. What we are saying is if it could be the community at large that has a different perspective on housing with the improvement and the maintenance end of it. We have a lot of people who are interested in housing but they do not want to live in the low rental units. They want to take part in some of the programs because of what has been carried out. If we had some other views that relate to housing, I think it would be better for the housing association in the long run.

MRS. LAWRENCE: Okay. My other question is, who sets the policy saying that only tenants are on that board? The Housing Corporation or the local association?

CHIEF JAMES THOM: The Housing Corporation. It states that right in their manual.

CHAIRMAN (Mr. Pudluk): Thank you. Any further questions from this table? Mr. Ballantyne?

MR. BALLANTYNE: Yes, another point that you brought up which I think is a very valid one is that it is very important from an economic development point of view to get the people involved in the building and the maintenance of the housing. Contractors that have come in here before, have they been adequate in hiring local people, number one. Number two, do you think that within the community now you have the capability to actually build the houses yourself, to rehab them or to do that total construction package here with people in the community?

CHIEF JAMES THOM: The past experience that we have had with some of the outside contractors building houses, I think they have really shown some initiative in hiring some local people. That is just recently. There was quite a large input both from the settlement and the band that it should be brought to the outside contractors that their first priority should be to hire local hands. I think they are living up to it. Mind you, that is not enough. There are only two or three where that has been happening, two or three local people that have been working on those houses. It should be up to the contractors themselves to keep closer communication with the local councils. Also, a local outreach worker could pool together a group of labourers who would be readily on hand to work. You cannot pick somebody off the street or something. It has to be done through an application with an outreach worker and he has to have some knowledge himself, like carpentry or whatever to build those houses.

Just to expand on the point of having an outreach worker or a labour officer, I think we have the potential, in fact, we could do it with the amount of unemployment. And we have a company that has been incorporated and I think we could handle the job itself. We have some technical people that we could use and it is just a matter of carrying it out. We have a company that has been incorporated just recently called Digaa Enterprises and we are geared mostly to construction and I think we have the manpower to carry it out.

CHAIRMAN (Mr. Pudluk): Thank you. Sam?

MR. GARGAN: Thank you, Mr. Chairman. Jim, you mentioned things like houses being built in wintertime. Is the timeframe a problem? I know that the band is in Enterprise now and they could get into the contracting business, but the thing about the government programs is that most of the things start in March. In March they decide which community is going to get the houses, the type of houses that are going to be constructed. Do you think the timeframe within the government is applicable to the communities or do you think it is all backwards?

CHIEF JAMES THOM: With regards to the framework and the timing, the process of allotment of funds going into the community or even to the headquarters to get the materials, I think you have to stress more to the headquarters level with regard to the process of all the funds that are available to the communities and also to follow up with all the materials going into the communities. Once it has done that, I think at the community level we could proceed much faster rather than waiting and having a delay period of three or four months. Most of the materials are brought in by road. I think you have to stress it more at the headquarters level rather than at the community and once they get their own timing straight we could proceed from our end.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else? Mr. Ballantyne?

MR. BALLANTYNE: Thank you, Mr. Chairman. The chief mentioned the idea that he would like to see a representative on the board of directors of the Housing Corporation from each community. That may be a bit difficult because there are about 65 communities. I wonder about the idea, if each community had a representative at the regional council or at the tribal council level and from that maybe two representatives from each area, from each council, would sit on the board of directors. Do you think that would be better than the way it is done now?

CHIEF JAMES THOM: I agree with you that community reps would be very large at the territorial level, but just recently during the past year we had a representative for the Mackenzie Liard but we never had any communication with the representative that was sitting at the territorial level at the NWT Housing Corporation. Now that we have our own constituency we have a community representative to sit on the board. In past years we were more or less reacting to what we had experienced with the rep that was sitting on the territorial board.

CHAIRMAN (Mr. Pudluk): Okay, do you want to call your next speaker please?

CHIEF JAMES THOM: Yes, Joe would like to express some views. He is going to be doing it in Slavey so if you could put your headsets on.

MR. JOSEPH BONNETROUGE: (Translation) My name is Joseph Bonnetrouge. The house that I am living in now I have lived in for the past 14 years. I pay \$65 a month. They told me that if I lived in that house for 10 years it would be mine. In 14 years, just once they came in to repair the house. I paid for the door inside the house which cost me about \$100. Everything else I paid for myself. Everytime I have asked them to repair my house they always say they do not have the time. There are no toilet facilities in the house, not even a bathtub. I furnished the whole house on my own.

The government seems to be very stingy. They are not willing to help people. I am talking about my house and I complain about the door. In the wintertime it is very cold. They said at one time that they would pay for the power but for the past two years we have been paying for our own power. This is what I find hard, everything has to be paid and we have to eat too. All the money that is earned has to go to the government. I have many children and I am thinking of the future, this is why I am asking for a new house. It would be good if the government would put our rents down a little because I am only Dene, I am not a white person. This is all I have to say to you.

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

MR. GARGAN: I am not sure what you said. You said the government was stingy, didn't they give you five dollars this spring?

---Laughter

MR. JOSEPH BONNETROUGE: Whoever works has to pay rent, if you make more money you have to pay more rent. If you have running water in your home you are lucky in a way that you are not paying as much rent as other people. Some people have running water and everything in their own home. I do not have running water, they said they would put it in but I have waited for five years and still nothing and this is why I am requesting a new house. I do not know anything about putting things on paper, I do not know how to read or write, I just keep things in my head.

MRS. ELISE GARGAN: (daughter reads presentation) If we are behind on our rent we write letters and warn you. If we want something to be fixed it takes a long time to have it done. Why bother putting in running water and sewer if they are not going to finish the job. It is just a waste of money and time. They could have used the money on electric stove that a lot of people are complaining about, burners that do not work and ovens that do not work. If we want some things to be done or fixed, it never gets done. Why pay so much rent if half of the things don't work in the house.

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

MR. GARGAN: With regard to the people who are making presentations here. I guess sometimes it is hard to bite the hand that feeds you but in this case anybody that does make presentations have nothing to hear with regard to the housing association or Housing Corporation. All presentations are public but if they are hassled by the association, this is something we would also like to hear about. So people in low rental houses should not be concerned whether or not their rent is going to go up or action is going to be taken against them.

CHAIRMAN (Mr. Pudluk): Any other presentations.

MS MARGARET THOM: I am a tenant in one of the northern rental units here in Fort Providence. I am sure you have heard this before but it is definitely a concern here in Fort Providence. On the rent assessments. They are based on gross income and no consideration is taken to the fact that you do not take home gross, you take home net. A lot of time it is not that much and you are forced to pay rent on money that is already committed to other sources. I am sure a lot of the other tenants have that same concern.

Another concern that I have is with flooded basements. Everytime the local housing association representatives have been approached about this problem they give us the same song and dance, the bids are out, the contractors will be coming in. Now this is two years now that I have had this problem in my house and up until now nothing has been done about it, it is our own responsibility as tenants to bail out this mucky water that is in the basement. It is not only a damn mess but it is also a health hazard to the people that live in the houses. I have five children and two of them lived in the basement but now we have to put them in rooms upstairs. We have only three bedrooms and you cannot cram two adults and five children into a three bedroom house and besides that especially if you have teenage children, they need their privacy.

Another concern is our sewage tank which is not even a tank, it is just a log structure that is embedded in the ground that has collapsed a few years ago and nothing has been done about it. Again, the contractors are coming in. Where are the contractors coming from? Where did the bids go? They must be coming from a long way because they haven't arrived yet. Where the sewage tanks have collapsed there is also big gapping holes which is very dangerous because young children play around your house. These are the concerns I have as a tenant. We could easily boycott our rent but we are told by the association that the rent money that you pay is used to repair your house but as far as I know little or no repairs have ever been done.

CHAIRMAN (Mr. Pudluk): Mr. Pederson.

MR. PEDERSEN: Mrs. Thom, you are going to have to pardon my ignorance. I come from a part of the Territories where we cannot have basements, it is all rock and is frozen to boot. What exactly causes the flooding? The ground water seeping through your walls.

MRS. MARGARET THOM: Yes, there are numerous cracks in the basement, the floor, and the walls and we have had the health people come in to check the water in the basement and it is a health hazard. Environmental health was concerned about the situation.

MR. PEDERSEN: Are there any houses in town here where the basements do not flood? Is it because of poor construction of your basements?

MRS. MARGARET THOM: Yes, I believe it may be the poor construction and I would like to say that I am not the only one experiencing this problem.

MR. PEDERSEN: I realize that Mrs. Thom and I am not suggesting that, I was just wondering if on the public houses if it is a poorly constructed basement or lack of waterproofing on them, or if it is a flood from the top that fills them up or what the problem is.

MRS. MARGARET THOM: No, it comes in from the cracks in the floor of the basement.

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

MR. GARGAN: Thank you Mr. Chairman. Mrs. Thom, did you say that the health inspector was there and no action taken?

MRS. THOM: I meant the local nurses here, they were quite concerned that from my collapsed sewer tank, there might be a possibility of sewer leaking into my basement. I think there was a bit of sewer going into my basement because the water was very dirty, very yellowish and there was a bit of soapy foam on the water.

MR. GARGAN: Do you think more drastic action would be taken if it wasn't you but maybe say a government house with a government employee?

MRS. MARGARET THOM: Oh I am sure there would have been because they would not go for that kind of garbage I am sure, I am positive about that.

MR. PEDERSEN: Before we leave Fort Providence I would like to have a look at one of these flooded basements. I would like to familiarize myself with the problem.

MRS. MARGARET THOM: Bring your swimming trunks and you can swim in my basement.

CHAIRMAN (Mr. Pudluk): Any other presentation.

MRS. JOANNE PILKEY: Thank you, Mr. Chairman. This particular problem first arose last fall and Jim came to me in frustration and we had several discussions about it. Some people from Hay River came in in November when the ground was frozen and went to the nursing station and I quote "That's okay the ground is frozen -- prove it's sewage." And the next thing I knew, my phone was ringing and it was the nurse about this far off the ground going that way, very upset about the the entire situation. I got on the phone to Jim Atkins in Yellowknife and had a discussion with him about it and some action started at that point. The reason there are nine houses with this problem is that they all have basements and it was the way that they were constructed that was the problem and where the sewage tanks were placed. The cat went in dug all three basements like that, one swoop, and the sewage tanks were put here, everything was packed back in, the sewage runs out of the tanks right through, and into the cracks in the basement. It has now gone out to contract, and as Margaret says, they have been talking about this for two years, the contract has now been awarded, but the work won't start, as I understand, until October. Again we are going to be dealing with a timing problem, frozen ground, and higher costs.

CHAIRMAN (Mr. Pudluk): Sam.

MR. GARGAN: This could either be addressed to Joanne or Jim, I guess. The sewage that they have dug out is about the same level as a basement. If contractors do those they have to go below the basement level. I believe there is a code for that that they have to go below the basement level to avoid the drainage into the basement. I know Sig was the one that mentioned something like that to me at one time that those damn cesspools are the same level as the basements, so of course you are going to have that problem.

A SPEAKER (Male): I believe the structure themselves, it is a log structure and I believe it is up to the maximum of four feet at the most and that is why is collapsed so easy. Also it does not necessarily have to be sewage, it could be the frost lying around the basement and with warmer temperatures, it thaws out. In the rainy season the basement started to flood.

CHAIRMAN (Mr. Pudluk): Anybody else.

MR. JOACHIM BONNETROUGE: Mr. Chairman, committee Members. I am the manager of Digaa Enterprises Limited. It is a band owned company and we are going on two years in operation. I just wanted to say a few things. (Translation) I would like to say something about the housing association. About nine or 10 young boys are being trained to build log houses, they built a house a they did pretty good. The friendship centre built a log house too and they did a pretty good job. The HAP program money is not all the same, it is like they changed it. The people should be trained to build log houses, to do things for themselves. A long time ago the people used to build their own houses. It should be the same now.

I guess people who are doing the most shouting will get houses built in their community. I understand that Simpson has six new homes. I understand that there is a lady who has lived in Simpson for less than a year who has moved into one of the houses. The people who are shouting the loudest are eligible for a house. What do you think when it comes to distributing the houses for the people? Should we continue shouting? What is the best way. If programs are different, we should be looking at the things that are more important when it comes to building homes for the Dene people and people building their own homes is important. We are the ones who should decide who moves into the new homes. We should have a meeting. The people who need the houses most -- the decision should be based on that. We want to manage our own affairs.

CHAIRMAN (Mr. Pudluk): Anybody else from the audience?

MR. ART LOOK: Thank you, Mr. Chairman, ladies and gentlemen. I moved to Providence nine years ago and built my own house about three miles out of town. I retired from the government and I did not have enough money to complete the house, so I went to the Housing Corporation, and they said they could loan me \$12,000. With the money I had and the \$12,000, I built a house, my son and I built it. This I have been paying off on a monthly basis at \$110 a month. I have two questions here. Number one, I found out that very shortly after I got this mortgage that other people were getting the same thing or more as a grant. I guess that was just the way it went, I guess I was too early or too late or something but on top of that I never even did get a statement from the Housing Corporation until this year and they sent me a statement saying I had paid them \$12,000 and now I owed them \$12,820. I can't figure this one out really. I phoned Yellowknife and they said this is the way it is, this is the way a mortgage works. The point is that I was very silly to go with them, I could have got a better deal from the bank. What is the answer to something like this?

CHAIRMAN (Mr. Pudluk): Mike.

MR. BALLANTYNE: We do not have the answer right now but what we can do is look into it and get back to you. What we are trying to do is get communities concerns and make recommendations but for something specific like this we will look into it and get the information back to you or back to the chief. Will that be alright?

MRS. LAWRENCE: I would like to say that the incident that you face has happened in other communities as well. Mr. Thom mentioned that when the funding was approved, it was not explained to them that they would have to pay it back. Even widowers and pensioners are faced with \$4000 or \$5000 bill right now. So aside from our committee, the MLA's from my constituency, Sam's and Fort Rae are going to get together and get some more information on what is happening when that funding was approved.

MR. ART LOOK: Thank you, Mrs. Lawrence. I just thought I would mention it while you are here.

CHAIRMAN (Mr. Pudluk): I think Sam is going to make a presentation. Just take a five minute smoke break.

MR. GARGAN: Thank you, Mr. Chairman. My presentation is from my own experience and my own observation, both here in Fort Providence and also travelling to Yellowknife and to other communities. I am not saying I am making a presentation on behalf of other communities, it is observations basically from Yellowknife. It is by no means favouring the government but if substantial changes have to be made you have to make some negative responses to the way things are going with the government in order to have positive results. In making this presentation I would first of all like to say that there is a lot of problems right now and maybe some of the things that I say may be against the Housing Corporation, I am not looking for band-aid remedies but I am looking for solid solutions. The attitude of the bureaucracy is something that has to be changed. Before I start I would like to read you a letter that was addressed to Stuart Hodgson, and that was in February 1969, with regard to the devolution of housing services to the NWT. The letter states

"Enclosed with this letter is a copy of a plan for an orderly transfer of operational functions of the Government of the Northwest Territories for various aspects of northern housing programs developed by the Government of Canada to meet the requirements of Eskimos and Indians in the NWT. Because of programs available to Eskimos and Indians only and because my department has retained responsibility for the economic and social development of the indigenous people, it is necessary that we retain effective control of the program. For this reason the physical assets associated with the program will be the property of Canada and funds for the construction and operation of the program will continue to be a separate item in our departmental vote and transferred to you under the Engineers Services Agreement." This is a letter that was addressed to Stuart Hodgson and was signed by him too. The Minister requested him to sign this.

The housing program which was at one time a federal responsibility toward the status Indian and Inuit has then been transferred to the territorial government, which is lumped into one big sum and it is to provide houses for everybody in the NWT, not only the status people. So what was one time designated for status Indian and Inuit, has gone to everybody. In this case maybe the native people are the ones losing out the most.

This is the presentation I did right after we came back from Snowdrift, it took me until about 2:00 o'clock, whether it is good or not, I am not too sure, I did not proofread it, so I will just read it.

As a Member of the Legislative Assembly representing Deh Cho, I would like to thank the Special Committee on Housing for responding to the request of the community and coming to Fort Providence. The Legislative Assembly, during the February budget session have identified in every constituency a major problem with houses, for this reason this committee was formed, to look into the problems and find remedies to this particular problem. We recognize the basic human rights of our citizens to shelter, food and clothing. I suppose for this reason the idea of housing the citizens in Canada came, mind you the intention was good. Then the movement started to provide housing, an organization was formed called the Housing Corporation of the Northwest Territories. The only problem is that it became so institutionalized that it forgot the original idea that it was intended for.

I also understand that we are not going to find any easy answers or solutions to the problems at this time, only long term goals. Experience in most jurisdictions has shown that a grants-in-aid (funding agencies) system is the least expensive, such as the Alcohol and Drug Co-ordinating Council or the Native Alcohol Abuse Program. In addition it gives the local communities a stake at its own program, in addition it gives the local communities a stake at its own program and enhances the possibility of making use of local resources.

In order for me to address the housing situation in Fort Providence, I would like to get into why the problems now exist and possible solutions. In the early 1960's the Department of Indian Affairs had the responsibility of houses for the Dene people in the North, just like the reserves down South. Dene in co-operation with each other, built these houses, most were built with logs -- warm in the winter, cool in the summer. The experience of our elders and Dene know-how made this a reality. One of the main reasons why the government started a program in the North was to some extent conscience and intentional, to a larger extent the intention was to centralize the Dene in one location such as here in Fort Providence to have their children attend school, the other to lure the Dene from their traditional way of life, so that governments could pursue the wealth of the land, such as the oil, gas, minerals, hydro electric power and timber.

Education among the Dene communities was first introduced by the missionaries. The federal government took the responsibility which introduced the federal day schools. Eventually the responsibility was taken over by the territorial government. The Dene and Inuit have been subjected to a system which has seen their children schooled in a foreign language and subjects which ignores the very existence and worth of the people and which have often served to teach value systems which are at odds with the social structure of the Dene.

A child from a poverty home starts school greatly disadvantaged, he is not familiar with the stories, expectations and behaviours of middle-classed, yet the school system assumes that he has values and experiences which prepares him or her for beginning school. Naturally the deprived child is alienated by the strange cultural mores he is expected to abide by. The curriculum is dull and irrelevant and thus the cycle is repeated. The child returns to his inferior housing, inadequate diet and intellectual environment. Soon the temptation of early earnings and the desire to be free of a system which only forces him to repeatedly fail, encourages the child to leave school as soon as he comes to an age where he can drop out. The parents probably would like their child to get an education but with their own limited understanding and education often do not provide appropriate or consistent encouragement for their children to make use of even the inadequate conventional opportunities presented in such an environment.

Attitudes toward children are usually primed with middle class standards. When a child fails to measure up to these standards or when they are confronted with low opinion, the cycle is repeated, poverty is reinforced. This is quite self evident in our travels among the Dene communities. To some degree honest ignorance and to another degree, refusal to accept the discomfoting realities -- alcohol abuse, violence, suicide and related accidents. Social conditions paralleled with grim health statistics, people living in cold, crowded, poorly built housing, their language and land under assault, a sense of defeat prevails. The humiliation of dependants is accommodated by confusion, alienation, violence and despair and any form of escape is welcome.

I am sure the Government of the Northwest Territories recognizes this problem, the pathetic social conditions of the Dene, yet it refuses to relax its grip on the lives and land of the Dene people. There is frequently expressed fear that any concession will result in interference of resource development, which remains the cutting edge of government policies in the North and which is often seen as holding the key to future wealth for the country, both at the federal and territorial level. Little mention is made of the fact that approximately two-thirds of the land mass shown on official maps has never been subjected to legitimate transaction between the government and the people whose homeland they were, and still are in.

Self interest, no matter how misguided it is, is seen to take precedence over historical truth and present injustice. However self determination is no amedible to division of convenience and inconvenience. It is an unconditional right which becomes meaningless when restricted and delimited by self-interest.

The government and the public finds itself in a dilemma it cannot accept or will not accept change in policy which is what the communities really need, instead it attempts to compromise with patchwork, full of rhetoric, but minimal effect. Advisory committees, advisory boards, associations, etc. are encouraged but are never given executive power, consultation is recommended but rarekt occurs, local committees, boards, etc. are given impossibly huge and vague mandates with little salary and little power.

The catch-words vary from year to year, changing from "local involvement" to "consultation" to "devolution". But the results remain the same. Those who have served in positions of nominal responsibility with no real authority will understand the frustration which is the reward of those cast in this role.

Governments who is in power, point out the risks of allowing natives who are not yet ready to direct their own affairs, create administrative structures which perpetuate itself. The control of budget, hiring and firing of employees, management of local facilities, ownership of land, control of resources and the setting of policies is reserved for those imported administrators and professionals who declare themselves ready to provide the service. The bureaucracy flourishes and is not held accountable.

It is obvious that the main obstacle is not houses but is social and political. As Mr. Thomas Bergarr asked, "What is then to be done?" Before advocating as he has done so effectively during the inquiry that the Dene people of the north be allowed to determine their own future in accordance with their own social systems and their own freely expressed political and economic aspirations. We feel that this government knows what has to be done. The question is, will the government do it?

Mr. Chairman, these are some of the reasons why the Dene are in a state they are in today. Of course I have not covered the problems such as social services, health, alcohol and drug et cetera. Social Services, with all due respect, I think are afraid to raise their voices and the soft-spokenness of theirs contributes to the comfortable self satisfaction and the murderously easy conscience of the majority whose nests are well-feathered. When poor people are transferred to better housing they do not become model citizens overnight, but to the distress of landlords and government, one of the main jobs of social workers was and still is to adjust people to live in the new environment, in other words, to adjust people to live in hell and like it. This is as far as I got, Mr. Chairman, but the letter itself that was written by the former Minister, Mr. Chretien, really expresses the government intention to really hold on to their own programs. This business of advisory boards and such really have no power.

I want to get into some of the problems that we are now having, that I have observed happening in the committees and maybe some of the ways that it might be improved. Housing designed according to the building code here in Fort Providence as well as in a lot of the communities are just over the bare minimum. In other words, a lot of the houses are just making the building standards. The design of the houses is another area. A lot of these houses here have two-ply windows and actually you need something like arctic windows which should be triple glazed, staggered stud. I do not know if you know what staggered stud means, it is two by fours being put 18 inches apart but also on a two by six base. You put two by fours 18 inches apart but nine inches from each other, so that you do have two layers of insulation. A lot of time when you see the houses in the wintertime you will see about 18 inches of frost and then about two inches of the actual building itself, not frost, and this is where heat loss is created. If you built houses in staggered stud form, then you do not have that heat loss.

I guess the other problem with houses right now is cheap capital, cheap graded lumber. I will probably be repeating some of the presentations that were made. This government should be forced, when they do hire employees, to show credentials, and not just hire them on hearsay. One of the problems we have in a lot of the houses that are built here is the low intake of air towards the furnaces. The low intake of air causes the furnace to work that much harder and it just makes a hell of a lot more noise. And that means more fuel is being wasted because what happens is that the thermostat is geared to shutting off the fuel and putting it back on, but with that low intake of hot air going back to the furnace, it just takes that much longer for the furnace to shut off, and that just means a lot more fuel being wasted for nothing.

The senior citizens home right now is in a bad situation because there is no ventilation in that building. During the winter months and especially during the spring you could actually smell the stale air that is in that environment because there is just no circulation in that area. The other thing I want to say is that the senior citizens home right now has earned its right to rest. They have earned the right as our first settlers in this area. They have suffered all their lives, lived in a harsh environment and yet now they are burdened with rent, paid out with what little they get for pension. I believe in the Northwest Territories housing manual, senior citizens that are on pension are supposed to be paying \$32 a month. I believe the senior people here are paying \$50, and I do not know the reasons behind that.

The other thing I call recycled tenants and that is right now a lot of the people that are living in northern rental public houses are getting the benefits of the home assistance program. It means that a lot of people who require houses right now are losing out. One of the problems that I have

observed is that some of the tenants have sold their houses from Indian Affairs, and some have unfortunately have had their houses burned. These people have been penalized and have never been given the opportunity to get into another low rental or public houses. This has got to change because I also see that there is a bit of patronage happening here. A resident that just had his house burned within the last two years has now got a HAP house. Who makes the rules around here? That has got to change.

I believe someone also mentioned that the rent should be based on net income not on gross income. One of my recommendations to this committee is that the government restructure the whole House Corporation or else do away with the corporation altogether. It should be restructured so that we do have what they call a housing committee at the local level, a regional housing board at the regional level and a housing commission, which would be a funding agency to fund the communities. The regional level would be responsible to designate so much money to each community in their own region, and the communities are the ones that decide the design of the houses. Also, they are the ones who would be able to shop around down south to find the best quality material at the least cost. That would give the communities more incentive, more responsibility rather than this business of package deals which really do not give the incentive to go ahead and build their own houses. Of course, it would also mean that more power is given to these people, not just token power.

I guess the other area of concern I have is with regard to log building training, also plumbing, electrical and carpentry. The members of the bands in the communities should be trained in the area of how you go about bidding for contracts? Circumstances are that when local people do put in bids for contracts they are usually higher than contractors that are in existence. Now that is unfair practise by the corporation and I think that should change. The other thing too is that if there is no resource in the communities, the bands should still be entitled to bid on contracts and they in turn hire the professionals. This way the contractors are not responsible to themselves but to the communities at large. If we were to find band aid remedies for the housing association here, it would be that they become a subcommittee of the band. I believe there should be a restructuring of that whole association.

One of the problems that we are having right now is with HAP, the home assistance program. We are getting a half-assed deal, that is, we are getting half a package. You get material for building a house and that is it. The individuals of the band are the ones that have to take the extra effort and time to look for salary money to build these homes. I believe it should become one package, the material, the design and the wages all should be one package. In the HAP program as it exists right now the material is inadequate. You need more money to get more material and more quality material.

Another problem we have is with regard to the rent scale. The rent scale right now is based on 25 per cent of your gross income. It also depends on the number you have in your family. It is on a point system which gives disadvantages to people that are not living in low rental houses. How can you go on a point system for these people and expect them to get into a low rental house if they actually have not been in a low rental house? So the point system is to their disadvantage because it is usually based on how much you pay a month, and have you been paying regularly. For the people who have not been in low rental it is to their disadvantage. The rent scale should be based on the type of housing, whether the utilities are provided or not, running water, sewers. The number in the family should be considered. The incomes should be considered of the head of the household, and again, the type of houses, whether they are northern or public houses. There are also no programs in existence with regard to the Housing Corporation with cottages. People that do live off the land are losing out on housing programs because they are not living in town. Again, I think the intention of this government was to centralize the people and try to make the Dene lose interest in traditional pursuits. I believe there should be a cottage program that considers the hunters and trappers that do live off the land and that do have their houses on the land and they should not be forced to live in a centre if they do not need to.

One of the unfair practices right now of the association -- mind you, it is not their fault, they are caught between two systems -- is the repair program. The operation and maintenance of homes is the responsibility of the housing association not the tenants. Buildings since 1979 and 1962 have been going through wear and tear and yet tenants are expected to pay for whatever repairs that have to be done. That is an unfair practice I believe. These are some of the problems that I see with the association and some of the problems that the tenants have identified. I also got one short letter that was written by a tenant here in Fort Providence and I would like to read it because the

tenant is not here, he is out on a trip. "I would like to be here for this meeting real bad but unable to make it because we have to make this trip to Hay River today, but can you put a few words in on behalf of John and me about our home. I have been over to the office on Wednesday asking for the windows replaced and doors to be changed. I have complained about it for at least two years and they expect us to pay \$233 each month. No repairs have been done to our house since we moved in. The toilet sewage stinks the whole house. It gives us headaches every day. We go through a lot of aspirins on account of that. Is there a paper to be signed? Can you sign for us at the meeting? Thank you very much." This was signed by Denise and John?. So they have been complaining about their home for the last two years and unfortunately nothing has been done.

Another thing too is with regard to power cut offs. This has been happening quite frequently. Irregardless of whether the seasonal circumstances have never been considered by the power people and so whether it is in the middle of winter or the middle of summer if they feel you are not making an effort to pay your rent, then the power is cut off. But in talking with the utilities man here, I believe he mentioned that people are given up to two months to pay for their power, and then after two months, an effort is made to collect. In three months if they have not made any effort to pay their bill then their power is cut off. So I believe there is a substantial amount of time but then again I am hearing different stories from individuals in the communities. So that is the extent of my presentation. I would like to thank the board for listening to me.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have a question from the committee? Thank you. Chief, I wonder if you have closing remarks or comments?

CHIEF JAMES THOM: I just have one more from the housing manager from the housing association who would like to express a few words.

MAGGIE LEVAVASSEUR: Mr. Chairman, I just have a few words to say. I do not want to take up too much of your time. My name is Maggie Levavasseur. I have been working for the housing association for one year. I have lived in Providence for two years and I am originally from here. I would just like to say that there is a definite need for more housing as I have experienced that myself when I first moved here. I had a hard time trying to find a house. One of the first items I had to work with when I started with the association was to submit a budget. When we did submit our budget the Housing Corporation did not consult us to say that they would cut back on our budget. We have been under budget in regard to the repairing of houses.

I heard today that there has been a lot of complaints on repairs being done to houses and there is a definite need for more money to repair houses. Also, any programs that have gone through housing, we have no say or no control through administration in the programs. What I am trying to say is that I am sure the association can run some of the programs that the corporation handles so that local people can have employment. Also, the local association board has no say in which units can be fixed up and I think that this is one of the areas that the board is recommending. We have, under the extraordinary maintenance program, submitted proposals. For instance, stoves and plumbing, we have never been able to get this. That is all I have to say. Thank you.

MR. GARGAN: Thank you, Mr. Chairman. Maggie, when you submitted your budget for this year, did you say that you were cut?

MAGGIE LEVAVASSEUR: I have not submitted one for this year but I was saying that last year when I first started working, one of my first items was to submit a budget and we were definitely cut back. I think we have been underbudgeted especially under repairs.

MR. GARGAN: One thing I wanted to mention is that when you do submit budgets, it is always safer to add an extra \$50,000 or \$60,000 because then you would probably get the actual budget that you submitted. That is just a word of advice. One thing that I wanted to mention, I realize that you are caught between two systems. You have listened to my presentation -- the association right now is so institutionalized it forgot the intention of that program in the first place. In Yellowknife, for example, there are about six staff that do have a budget of \$1.5 million and this is ridiculous, it is damned disgusting. They have here for example -- and maybe you should put that in your budget too -- it is called special travel, and it is to cover the cost of annual leave for people who go on holidays they get this special cost. It is \$117,900. It is ridiculous the kind of benefits that they are reaping out of the program. This is the reason why I have been criticizing the government for the way it has been functioning. I definitely would support the association in any kind of incentives that you have. Thank you.

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

CHIEF JAMES THOM: Mr. Chairman, just one last thing to address the conclusion of the presentation. One thing that was expressed from the members with regard to the clause of residency for the community, that you are supposed to be a resident of six months before you have housing. Somebody wanted to address that problem and I was wondering if you could respond to that. It is a general question. I am not referring to anybody whatsoever. Maybe I could find out through the local housing association, but it was a concern so I would like to express that.

CHAIRMAN (Mr. Pudluk): Sam?

MR. GARGAN: Thank you, Mr. Chairman. Did you say that was a residency requirement before people get into low rental in the community or is that a territorial policy? Maybe Maggie might be able to help.

MAGGIE LEVAVASSEUR: Maybe I can fill you in. It has just been recently introduced by our local board that any applicants that apply for housing have to have lived in town six months because we have people on the waiting list for years and years and yet there are people who come into town that apply that do get housing, so the members felt that that was not fair. So it has just been introduced recently, like I said. Thank you.

MR. GARGAN: Jim, you just wanted to find out who did that, is that all? Are you objecting?

CHIEF JAMES THOM: No, I am not objecting. It is just a concern that was expressed and somebody did not want to appear before the presentation. Mr. Chairman, I would like to thank you for sitting in on this presentation and also the Members of the Legislative Assembly. I realize that we did not have too much of a turn out on behalf of the tenants who are living in low rental units, but as you can see, it is a working day and I think we pretty well expressed some of the views from the community under the leadership of the settlement and the band, so I think we pretty well covered, to a large extent, some of the housing problems that we have experienced in the community. So I would like to thank you for your time and mahsi.

CHAIRMAN (Mr. Pudluk): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank you, chief, for making a fine presentation to us. It is a bad time today, it is Friday and the afternoon, and the weather is just beautiful. But we did have a good turn out earlier and I am sure you spoke on behalf of all of them, so mashi cho for coming.

CHAIRMAN (Mr. Pudluk): Sam.

MR. GARGAN: Thank you, Mr. Chairman. I would like to thank Jim and the people that did attend too. The thing that I wanted to mention is that by no means does the problem of housing that we are listening to now stops here. I am always around. If anybody has individual concerns that they are shy to express, they could approach me on that and I would probably be able to convey some of that to the committee, so I thought I would mention that. Thank you, Mr. Chairman. I think Sam wanted to make a presentation.

MR. SAM ELLIZE: My name is Sam Ellize. This letter is from my old lady. "Chairperson, special committee on housing. Dear Sir: This letter is concerning about the house we are living in now. We have been ignored for 11 years since our house burned down and we never got no help at all from housing. Our Dene band, the house we are living in now is old and will be hard to repair. The roof leaks and the door needs to be fixed and also is too small for us, so we hope for a new house soon. We would like our name for a log house. We are with the Dene band and should not be ignored concerning a house. Hope you answer soon. Yours truly, Sam and Margaret Ellize."

CHAIRMAN (Mr. Pudluk): Thank you. Does anybody have any questions? Thank you very much for your presentation. Sam?

MR. GARGAN: Thank you very much, Mr. Chairman. I guess in all of the communities we have been through everybody is crying out to get a house. Sometimes the association here in Fort Providence are the one who decides who will be getting the houses and in some other instances it is Hay River that decides, especially the home assistance program is decided in Hay River. We are just going to have to work a lot harder to try to get more houses, especially log houses, for our residents.

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

CHIEF JAMES THOM: Yes, maybe I could possibly say a few words for Sam. It is just the attitude from the headquarters itself. Years ago I think Sam lived in one of the low rental units and the unit itself burned. Once you get into low rental houses and once it is burned, then that is it. I think that is why they are having a problem trying to be on the waiting list for the houses. It is just the attitude that has to be changed within headquarters. That is all I have to say. Mashi.

CHAIRMAN (Mr. Pudluk): Thank you. Does anybody have a question? Thank you. I would like to thank your people for inviting us to come here. We are really pleased for your presentation and your recommendations. We still have to go to some of the communities. This is not the last community that we are going to visit. We have been visiting 20 communities so far and on this trip we still have to visit Fort Simpson, Snowdrift, Fort Resolution, Rae-Edzo, Detah, Lac la Martre, Fort Smith and Hay River this month. We still have to do the Keewatin and Central Arctic. Your speeches have been recorded and we are going to make a transcription and we will send you the copy. I also want to say thank you very much for your time and your warm welcome too. Mashi cho. James?

CHIEF JAMES THOM: With regard to the presentation, could it be submitted to the community in a short while so that we can also have a copy for our files in the settlement and the band?

CHAIRMAN (Mr. Pudluk): Okay, thank you.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

DETAH, AUGUST 20, 1984

CHAIRMAN (Mr. Pudluk): I am going to call this meeting to order. Ladies and gentlemen, first of all I would like to thank everyone for coming out today. I would especially like to thank Chief Isadore Tsetta and the Yellowknife Band Council for inviting the Special Committee on Housing to hold this public hearing in your community.

The Special Committee on Housing consists of six elected MLAs and four alternate MLAs. We were appointed by the Legislative Assembly in February, 1984, to investigate the concerns people in the communities have about housing. I would now like to introduce to you the committee Members present today: Mrs. Eliza Lawrence, representing Tu Nedhe; Mr. Red Pedersen, representing Kitikmeot West; Mr. Sam Gargan, representing Deh Cho; Mr. Michael Ballantyne, your MLA representing Yellowknife North, John T'Seleie representing Sahtu; Joe Arlooktoo, representing Baffin South; and myself Ludy Pudluk, representing High Arctic.

Mr. Arnold McCallum, who represents Slave River and who also co-chairs this Committee with me, is out of the NWT at this time.

So far, this committee has held public hearings in 20 communities across the NWT. We have met with municipal councils, band councils and housing associations in order to understand the concerns these groups have about housing.

In addition to Detah, we will visit the communities of Fort Simpson, Snowdrift, Fort Resolution, Fort Providence, Rae-Edzo, Lac la Martre, Fort Smith and Hay River in August. After this tour is completed, we will visit an additional 15 communities in the Kitikmeot and Keewatin regions in the fall.

On the basis of what people tell us at the public hearings and other meetings held in the communities, this committee will make an interim report to the Legislative Assembly in November. A final report, which will include recommendations, will try to address the concerns raised in the communities.

An important part of this committee's mandate is to review the operations of the NWT Housing Corporation. This review will begin once we have heard from the people in the communities. We will study the present structure and operating procedures of the NWT Housing Corporation to see whether the programs are getting to the people in the most efficient and effective way. We will also make recommendations for changes in programs and policies that, we hope, will lead to some real improvements in housing at the community level.

I would like to emphasize that we are elected representatives, not government employees. We do not work for the NWT Housing Corporation or for the Government of the NWT. We work for you, the people of the NWT. This committee was formed because so many of us in the Legislative Assembly were always dealing with housing problems in our constituencies. The problems basically seemed to be the same across the NWT and your Legislative Assembly decided that it was time to take a look at the NWT Housing Corporation and talk to the people in the communities to see if there could not be a better way of providing housing.

Therefore, we have come here today to hear from you, the people of Detah and Rainbow Valley. These community hearings are the first step in finding out what people think about the housing they have now, and to collect the ideas people have for changes and improvements. At this point, we cannot tell you what our recommendations will be. We still have to visit many more communities to listen to the people and the review of the NWT Housing Corporation will take some time. We have to consider the housing solution across the NWT and look at where the money would come from to fund any changes we might suggest. We have a responsibility to make sure that our recommendations are realistic and positive. We are not interested in making changes just for the sake of change itself; instead, we must make recommendations that would solve at least some of the major problems we have heard so much about over the past few months.

At this time I am going to call upon others Members of the committee who wish to make opening remarks. Mrs. Eliza Lawrence.

MRS. LAWRENCE: (Translation) Thank you. I will speak in Chip first then I will speak in English. Everybody that is here, we are all Indians here in the room so what you say will be all written down. This November when the Legislative Assembly meets again, we will have made a report on all that you have said. We have been travelling since June. Out in the High Arctic it is pretty hard to make a house because there is no timber. Those people depend on the boat once a year and if it does not bring in any supplies then it takes another year before anything comes in, so it is really hard up there. So it is up to you guys to tell us what you want so we know what the situation is in every community. Mashl.

CHAIRMAN (Mr. Pudluk): Thank you, Mrs. Lawrence. I think you have heard enough from this table for now. We would just like you to know that this afternoon we visited Rainbow Valley and we also toured around Detah. Before the meeting, we had a very enjoyable boat trip on Great Slave Lake, which was arranged for us by your MLA, Mike Ballantyne.

I would remind you once again that we have come here to listen to you. Since we do not work for the Housing Corporation or for the Government of the NWT, we cannot answer questions about their policies as they apply in Detah and Rainbow Valley, but we will meet with the district office of the Housing Corporation in Hay River this week. We will also review the entire Housing Corporation in the months to come, so your questions will not be forgotten. They will be recorded, as will the responses of the Housing Corporation.

Before I close, I would just like to say a few words about how these public hearings work. We are set up for simultaneous translation and today our interpreters are James Rabesca and Ernie Camsell. They will translate remarks from English to Dogrib and vice versa. If you wish to hear the translation, please get a receiver and headset. We also have two other translators from Baffin, Malli Curley and Mickle Langenhan, which will be translating from Inuktitut to English.

We are recording this meeting so that we will have a record of everyone's concerns. Transcripts of the public hearings will be produced and copies will be sent back to you. It is necessary for anyone who wishes to speak to come forward to this table and speak to us through the microphone. In this way, the interpreters will hear your remarks and they will also be recorded. We would also ask that you state your name before beginning and that you remain at the table following your presentation in case there are committee Members that would like to ask questions of you. Before we start the presentation I would like to tell you a little about your MLA, Mike Ballantyne. He has been travelling with us since we started travelling in the Baffin and the West and he is a very hard working man. He is finding out what the problems are and what the people want. I am very glad he has joined this committee.

MR. BALLANTYNE: Thank you, Mr. Chairman. What we thought we would do is have the chief, Isadore T'setta make a presentation and then the band manager, Henry Beaulieu; and then the sub-chief, Edward Lacorne from Rainbow Valley and then Ernie Abel who is co-ordinating now the co-op. After they have all made their presentation, if it is all right I will make a presentation as your MLA. We will then open up the floor to the band councilors and then to the people. It is very important that nobody should be shy. If anybody has any problems please tell it to our committee. Thank you very much.

CHIEF ISADORE T'SETTA: (Translation) I certainly have concerns regarding the housing in Detah Village, that there is a lot of problems in our community. There has been a SSHAG program developed but apparently they have ran out of funds during the construction of the buildings. There is also some problems with the public housing that has been built by the territorial government under the Housing Corporation. They have built these prefab buildings and we feel that they are not made for the North because in the winter months these houses are very cold. We have talked with the housing authorities in Yellowknife and also the Housing Corporation members but they have not changed any status that they got with the community level. We would like to see some new homes for the elderly people and the newlyweds.

I appreciate that you people have come to our settlement to look at our homes and also to hear our concerns regarding the housing situation. I would certainly like to see some of my community members speak on their behalf regarding this situation because I know that they have concerns. When the government first started building in our community they promised us native people that the rent would be only two dollars a month but now the rent is increasing every year. I feel that the government doesn't seem to stick to their promises as they start building homes for the community people.

MR. HENRY BEAULIEU: I am band manager for the Yellowknife V Band. We feel that the housing situation in Detah and the Valley is a sight for sore eyes because of such poor conditions. Because the houses are not built properly the first time, every four or five years there has to be repairs done. I have to agree with the chief when he says that better money should be used to do a proper job for the people in the Valley. For example, families that are in need of better housing, they should have running water and sewage and other proper facilities. This would alleviate social problems that are faced by the families because of inadequate facilities and inadequate rooms for the larger families. This has been a problem for many years and it should be adjusted by the people of the government. This problem has to be dealt with now, because if it isn't we will have to wait another 10 years. Now is the time to deal with these problems and these issues. Not only for the young people but for also the elderly people. Compared to what we see uptown, those people have everything going for them and we the native people live in such poor conditions. I feel that we should all work together and try to solve this problem because I know it will make the people a lot more happier. Thank you.

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

MR. EDWARD LACORNE: (Translation) I would like to welcome you people and would like to thank you for listening to our views. I think what one should do is compare the housing in the Yellowknife uptown area to the housing in Rainbow Valley. The housing in Rainbow Valley is very poor, we have no running water and in the wintertime the houses are very cold because of such poor housing conditions. In the past we have had meetings before on the housing situation and we have never seen any action. I hope that with meeting with you people from the Special Committee on Housing that we will take our recommendations seriously and hopefully we can see some changes in the future. Thank you.

MR. ERNIE ABEL: What I have been hearing from my co-workers from Rainbow Valley and Detah is that the people would like to have more control over the housing programs and the policy making because they would like to have more employment and business opportunities in housing. What we have noticed since the arrival of the white people is that the natives were put into houses like what you see know. The non northerners that come to the North to work get better housing that what we do, we get left with the shacks. The native people would also like more input into the designs of the houses, instead of the government just throwing houses at them.

Another thing that the community has expressed concern in is in regard to the rent scale of those living in the northern rentals and public housing. When they moved in they said the minimum rent scale was \$32 and the maximum was to be \$200. In the last few months it has been going up and now it is \$400. They have been paying this increase in rent but they are not satisfied with the units.

What they would also like to see more of is all information regarding housing put into their native language. I had expressed concerns to our ex-Mayor, now our MLA, about 11 units that were given to the people. I don't think that they were informed prior to the government transferring the houses over to them, there was no meeting or discussion with the people. So what happened was they were given these houses with no sewage holding tanks and no hot running water and we feel that this is very bad for the health.

People in Rainbow Valley and Detah would like to build their own houses but the policy that exists with NWT Housing is too difficult for any individual to build their own houses because they have to meet certain requirements. The native people are not given any opportunities to try and better their lives or for their families because of all this red tape that the NWT housing association has now. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Joe Martin.

MR. JOE MARTIN: (Translation) I too would like to thank you, the special committee for coming here and listening to our views and concerns. We voted for you and now we want you to listen to our problems that we have with regards to our poor housing conditions, not only here but all over the North. Most of the houses have electricity, but when the power goes off it gets very cold in the houses, maybe what the houses should have are woodstoves, at least this way the houses wouldn't get so cold. Most of these houses were built in 1964, that is 20 years ago and they need a lot of work done to them. One of the other things that would be greatly appreciated would be to have an old citizens home for the elderly people. At least this way they could be kept warm and have someone to take care of them. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. MORRIS SANGRIS: (Translation) I just want to say that all of these people that have spoken they are telling the truth about the government rental houses and private houses. I have attended a lot of meetings all over the North and you hear the same thing, and that is that the houses are not being built properly to start with. If a house is not built properly to start off with, there will be nothing but constant problems following. I was chief for four years and I used to talk about the housing situation all the time, but we never saw any improvements. People with large families have their children sleeping on the floor because there is no room anywhere else. Many times we asked for additions to the houses but nothing was ever done. All they said was there was no money for that kind of work. If you people help us with our housing problems we will be very thankful.

CHAIRMAN (Mr. Pudluk): Thank you. There is coffee and pop in the back which has been provided by your MLA, Mike Ballantyne. Please help yourself. Thank you very much for your presentation, it will be very valuable to us. Does the committee have any questions or remarks?

MR. ARLOOKTOO: (Translation) I am from the Eastern Arctic and I would like to make a short comment. I am a Member of this committee and I would like for you to feel welcome to say anything you want and what you say will not be lost because it will be recorded. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

CHIEF ISADORE SANGRIS: (Translation) We are talking about the houses not being very well built for us. If the government turned over the money to the band we could build our own houses, it would be a lot better for us because we could build our houses the way we wanted them. All of the houses here are overcrowded because of lack of housing. A lot of young people are still living with their parents, even though they are not married, they could build a house for them too.

There is one house here that has 14 people living in it because we are short of houses. Most of these people are overage and are working on their own. It is not too good to have noisy kids and older people all living in the same house. There are two old folks here that were suppose to have their house fixed last summer and they haven't done anything about it yet. They are in the room so they can talk for themselves too.

MR. ALEXIS CRAPEAU: I am 73 years old and I have a big family. With regard to repairing the elder's homes at least there is some funding made available. At least \$5000 per home. I have been hearing that there is this type of funding available for repairing homes but I do not seem to get anything my way. We have been here before Yellowknife was ever developed but yet Detah village is overlooked and everything is geared to the City of Yellowknife. Everywhere we went, even to Fort Rae, these communities have better housing than the community of Detah.

Certainly the elders homes have been overlooked so I would like to see a senior citizens home built or at least the present homes that these elders are in, have them repaired and a furnace installed in the homes. Right now, over at my place where the special committee Members dropped in and they saw for themselves what kind of stove I have. I have a little wood heated stove and no furnace in there to heat my home in the winter.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have a question from the committee?

MR. ALEXIS LACORNE: (Translation) Thank you. My name is Alexis Lacorne. I have observed while this meeting began and I have not said anything, but all the community leaders and the elders have spoken. What they talked about is very true. In the Northwest Territories in the winter time it is pretty cold and we do not have running water and all that. We have outhouses and if you have to go to the outhouse in the winter you have to wear a pair of boots because it is cold. The housing associations in some communities are not doing their job properly, the way I look at it. In the past before the white people came into our settlements, native people used to live in log buildings which were all covered up with mud to insulate them so there were no draughts coming in through them in those days. It was better heated too.

Ever since the white people came into our settlements they tried to tell us to live in better homes so they built us fancier homes but the heat is not there anymore. There are draughts coming into through the windows. In most cases they build the house up on pilings and it is way up off the ground so all the cold air goes underneath them. No wonder the floor is cold. We have a lot of problems with the housing today in our settlements. I just bought one abandoned home so I would certainly like to see it rebuilt. I have been asking the government if they could provide me with some sort of assistance or a grant so I could build one myself. I paid \$300 for that home. I did not get a chance to invite you people to go over to inspect it, but I would certainly like to see it rebuilt and I would like you people to support me so I could get it rebuilt. It gets pretty cold in the north. We need all kinds of boards, two-by-fours, and firewood and new windows to repair the housing. I am old and we are expecting a cold winter so I would like to move into a decent home, so I hope you people will support me.

CHAIRMAN (Mr. Pudluk): I think Eliza has a question.

MRS. LAWRENCE: According to this paper I have in front of me there are supposed to be four new houses built this year in 1984. Have those houses been completed or not? Completed?

MR. JONAS SANGRIS: Those houses you are talking about it was in the paper that they were built in 1982 and 1983 and completed in November 1983. So there are five units where people have moved in already. Those are the northern rental units, public housing.

MRS. LAWRENCE: Okay, thank you.

CHAIRMAN (Mr. Pudluk): Mike?

MR. BALLANTYNE: Thank you, Mr. Chairman. My name is Michael Ballantyne. I am the MLA for Yellowknife North. I would also like to welcome you to my constituency. It is the first opportunity for many MLAs to visit Detah and Rainbow Valley and there are many similarities between the problems in housing in these communities with the problems in all the communities we have visited. The chief, the subchief, along with Ernie and Henry, Joe and Morris and some of the elders have detailed many of the problems we face in Detah with regard to housing and I support them in their presentations. The problems here are very, very serious. Members of the band council and people of these two communities will give details tonight of the individual problems they have to face. They are the people that live here and they have the best understanding of their own communities. It is conceived from the size of the crowd tonight, Rainbow Valley and Detah are very small communities and there is a lot of interest. I am glad to see so many people have turned out. I hope to hear many views from the people here.

I would like to make some general comments, not as a committee Member, but as an elected representative for this area. Housing is a critical problem in Detah and Rainbow Valley. The present houses are seriously overcrowded, with up to 17 people living in small three bedroom houses. The existing housing is badly in need of repair. There are no facilities for the elders. The band has made a request for an old age facility for the elders here in Detah and we are really caught up in the red tape of government. It is something that we will be pursuing because there is a real need for a facility here for the elders.

These poor conditions of the housing cause health problems, social problems and problems with the education of the children. Money spent on improving housing will not only improve the quality of life, it will be cost effective in the long run and I am sure it will lessen some of the huge costs involved in social assistance, corrections, alcohol and drug problems and high drop-out rates of

students in the education system. The band council here, like community leaders everywhere in the north, want more control over housing programs. They want input into the design. They want more employment and business opportunities and ultimately, the band would like to deliver housing programs themselves in the community. They understand the problems and they have the ability to deliver the programs.

It has been mentioned here already that one of the major problems in Detah and Rainbow Valley is that they are so close to Yellowknife that they are often forgotten. Detah and Rainbow Valley are distinct communities with different problems than one finds in the city of Yellowknife and they should be looked at in that light. Mr. Chairman, this is my first opportunity to make my own personal observations of the role of this committee from the viewpoint of an MLA for this region, and not as a committee Member. I feel that this committee is playing a key role, not only in the area of housing, but in the maturing of political evolution of the Northwest Territories. It is giving credibility to the Legislative Assembly by bringing government to the people. Seldom, if ever, have this many MLAs had the opportunity to talk directly with the people in so many communities. The response has been fantastic. Time and time again we have been told that the people feel isolated from government and that they are really happy to see their elected representatives in the communities listening to their concerns. It proves that we care. As the chief has told me many times, politicians come around every four years and make promises and then many times they do not keep those promises. So I think it is an opportunity for all of us to prove to the chief that we make promises we intend to keep.

The Legislative Assembly makes decisions that affect the whole North and there are few opportunities for MLAs to visit communities outside their own constituencies. Civil servants travel freely and extensively through the North, but not elected Members. All the members on this committee have learned many things from these tours and they are learning many things by actually seeing your community here and in Rainbow Valley and when I mention Rainbow Valley and Detah in the House, the Legislative Assembly, they will understand the problems and it will be easier for me to get support for the problems here. We all have a better understanding of problems in other communities and we will all be better able to make decisions in the Legislative Assembly that affect the whole North.

Another good thing about this hectic travel schedule that we are on -- altogether this committee will be visiting about 42 communities and it will be about 10 weeks of travel time, so it is very busy for us -- all of us here have gotten to know each other as MLAs, as people and as friends. I think that we have all learned from each other. We have all developed a greater awareness of the different cultures and the unique problems in each region of the North. I think we are learning to trust each other. I think that that trust that builds from this experience will be very important in developing policies for all the people of the north in their consensus government system. I have been impressed with the dedication and commitment of the committee Members during long and tiring tours of communities. These Members have been away from their families for altogether ten weeks in the space of five months. I would also like to compliment our co-chairman, Ludy Pudluk, and Arnold McCallum, who is not here today, for the open and positive manner in which they have conducted public meetings.

We have also been very fortunate with the staff we have. Here today, translating in Dogrib are James Rabesca and Ernie Camsell, and in Inuktitut, Malli Curley, who has travelled with us during our whole tour, and Michael Langenhan. Chris Rogers who is our sound technician has been on the whole trip also. I would like to thank them, and our co-ordinator, Penny, for the hard work and the skill that they have shown in translating and making sure that all of this works.

You might have heard some criticisms in the media of the work of the committee and I would like to make a few comments about them. Number one, the mandate of this committee is not to find scapegoats for the problems of housing in the North. We are not trying to blame anybody. If we are to produce positive changes, we will need the support of the Executive Council, the board of directors of the Housing Corporation and the Housing Corporation itself. The problems about housing that have been made public during our tours are coming from the people in the communities and not from the committee. Some people have said that we are talking about the problems. We are listening to the people in the communities. In every community that we have visited people have talked about the same problems that your chief and band council and members of Detah and Rainbow Valley will be speaking about today. We have heard the same problems in every community from every speaker. They have all been saying the things. So anybody who says that the present situation of housing is adequate is ignoring the realities. It is not true. We have big problems. It is up to

this committee to make recommendations to try to change them. We have a new Minister, Gordon Wray, who is very aware of the problems and is determined to find positive solutions. I am impressed with the calibre of the board of directors of the Housing Corporation and their new chairman, Gary Jaeb -- all of you know Gary from Fort Rae. I feel it is important that we work closely with them to implement solutions. The Housing Corporation has many loyal and dedicated staff and I am sure they will support realistic solutions to very different problems. We are not out to get anyone. We only want to improve the delivery of housing and housing programs in the north.

I think it is a reality that the Housing Corporation, like all government institutions, must adapt to the changing political and economic and social realities of the North. Over the years they have accomplished many good things in difficult situations, but they have also made mistakes, as we all have. We must not deny the mistakes. We must learn from them. The Corporation was set up in a different era dealing with different realities. It might be a little bit behind times. It was set up in 1974 when communities were not nearly as independent, were not nearly as capable of handling their own affairs. I have been very impressed with the calibre of leadership and expertise in the communities, very impressed with the calibre of leadership in this community, in Rainbow Valley. I feel that there has to be changes in the corporation to reflect the ability of communities to make their own decisions and to be responsible for programs in their own communities. We still have to visit many communities and the drafting of our final report will be complex and difficult. There are no easy solutions to these problems.

We must recognize that if we are to improve the housing situation in the north, it will take the political will of the Assembly, the support of all the communities in the Northwest Territories, it will take the recognition in the Assembly of the wishes of the communities and it will cost money. We will have to find more money in our own budget and we will have to negotiate new arrangements with the federal government. I think the federal government now is providing about 60 per cent of the funding for the Housing Corporation and we need more flexible programs from the federal government that work in the North. I know the Minister is looking at that problem. I am sure the committee will provide him with ammunition for his negotiations with Ottawa.

In conclusion, Mr. Chairman, Detah and Rainbow Valley have many problems with housing that must be addressed and addressed quickly. The people here want more control of their own affairs. I feel that the provision of adequate housing is a fundamental right of the people of the North -- in fact, of people everywhere in the country, and that the provision of adequate housing has to be a priority of this government. I think the credibility of our Assembly is on the line and we have a major responsibility as MLAs to demonstrate to the people of the North that our housing report will not end up like so many reports, sitting on a shelf gathering dust, and nothing is done about the problems. Thank you very much.

---Applause

CHAIRMAN (Mr. Pudluk): I wonder if there are any questions from this committee? Thank you very much, Mike. Would anybody else like to make a presentation?

MR. ALEX MCKENZIE: (Translation) My name is Alex McKenzie from Rainbow Valley. All the speakers have spoken truth about the housing problems. Myself and some other people in Rainbow Valley have moved into the government built homes, especially the prefab buildings that were built back in the 1960s and the foundations have started shifting. They have been built on the permafrost so I guess if the ground shifts, the whole foundation starts shifting. There are some draughts getting in through the cracks in the wall or through the foundation. Maybe the people in the households have the right to speak. I am very concerned. We, as the elderly people from Rainbow Valley, myself, Ben, Sarah and Isadore Sangris from Rainbow Valley, are concerned. We have big families and we raised our families in the condition the houses were in anyway, but we just cannot live like that any longer. I have been working for one of the carpenters in the city of Yellowknife. His name is Ivor Johnson, of Johnson Building Supplies, so I know how to build a home because I have built a lot of homes in Yellowknife. Maybe the ladies in the households should talk about their homes conditions as well.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. ISADORE SANGRIS: (Translation) My name is Isadore Sangris from Detah. I am a concerned citizen. What people have said about the housing conditions are true for Detah Village and Rainbow Valley. I helped build some buildings in Rainbow Valley and the foundations have been built on

pilings. By now, I guess the pilings that are sitting underground are rotting away. It is not only in Rainbow Valley that the buildings were built like that. The buildings are the same way in Detah Village. In the past when they built the foundations on pilings they used wooden pilings. Now when they built five new public houses in Detah Village, they are built on steel pilings. They are built way high above the ground and if a little child wants to run down the stairs to the second floor the whole building starts to move because it is sitting on top of the steel pilings.

I believe the conditions that the people are complaining about because I have worked on most of the buildings built in the Rainbow Valley area as well as Detah Village. The complaints are mostly based on the conditions. A lot of people would prefer log buildings rather than the lumber built homes. The prefab buildings start shifting. There are always draughts coming through the cracks. The homes that are 20 or 25 years old are pretty well rundown and even some of the shingles have blown off and the roofs start to leak. The people that lives in these homes have the right to complain because they are the ones living right in them. The native people are not prepared to move away from their community because they were born in their communities and I imagine they will die right in their communities, so they are not going to move away from their homes. I have been visiting house to house in the communities and the people are complaining about the conditions. Mainly, the people want improvements in their homes, especially the housewives.

CHAIRMAN (Mr. Pudluk): Thank you. Before anybody else speaks, please state your names so they are on the recordings.

MR. PHILIP GOULET: Thank you, Mr. Chairman and ladies and gentlemen. Thank you very much for what you are doing for us. We understand what you have been talking about, all of us understand, but we have to try and make you guys do something for us. We are talking about the housing problems. You have visited them in Rainbow Valley and Detah, just about all the houses, so you should know what kind of problems we have. We are not talking about anything else except the houses. We hope you help us and if you do we will thank you very much. That is how much I will be talking in your English language. Now I am going to talk in my language. Thank you, very much.

(Translation) I am going to repeat what I just said in English. I would like to thank all the people in Rainbow Valley and Detah Village for assembling here this evening to identify their problems with housing. Since the territorial Special Committee on Housing is here right now, I think this is the best time to bring up our concerns and our problems. We are not talking about the classy buildings we are living in, although it may not be too fancy, they are our homes. We are talking about the conditions they are in and pretty well all the homes are deteriorating. We would certainly like to see some improvements done to our home conditions and we as native people live by the history and the way our forefathers lived. So we respect one another and we always did. If we are going to go and follow the white man policy they will mislead us and that is what our forefathers told us.

Now that we have got ourselves into this type of a mess it is hard to repair the mess that they got us into. We know that anything that we have for a shelter, a roof over our head, it is something that we have to treasure and depend on. There is a lot of people that need homes and we have to support one another to see that these people that need homes the most get first priority as soon as the new buildings are proposed to be developed within our communities.

A lot of our community leaders have expressed their concerns and our MLA, not only our MLA, but the others MLAs throughout the Northwest Territories and we have to respect them. We as Christian people should at least think of our Creator on behalf and everyone that is working for us. Thanks very much.

CHAIRMAN (Mr. Pudluk): Thank you. Is there any questions from the committee? Does anyone else have a presentation?

MR. MICHEL NOEL: (Translation) Regarding the housing situation, I am not a person that depended on government in my time, but now that I am aged and I cannot help myself any further and I think the government should help me now. I do not live in Yellowknife year round, I have my house out on my trapline and that is where I live in the wintertime. In the summertime I come back to Yellowknife and live with other people and there is a lot of people that are expressing their own concerns. As for myself, I am concerned too so I would like to be supported or at least get a decent home for people my age. I think a lot of the previous speakers have stated that they should make the foundation out of cement so that draughts would not go through the foundations. Whereas now some of the speakers had said that the foundations now are sitting on something like a stool and they have to be cold.

There are a lot of people that do not have decent employment to pay for their rent on the old abandoned buildings and the run down government buildings. That is all I have to say right now. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. GABRIEL DOCTOR: (Translation) We are all here to talk about the housing situation and that is very good. I sat down here just to talk about housing, I have no other stories to tell. I have lived 14 years in Rainbow Valley and in all that time nobody has done any repairs to it. Everything in the house freezes at night and we have asked them to fix up the house so this will not happen in the winter every year. They have promised to repair my house but to-date nothing has been done.

I know you have heard many times that in some houses there are people sleeping on the floor because they have no way else to go and that is true. Because of this a lot of people get sick. We are telling you MLAs about our problems -- the people voted for you and if you do something about the housing for us, we will be happy. That is all I have to say, thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. BENNY TSETTA: (Translation) You guys are here to hear our complaints and everything we are saying about the housing is true and we thank you for listening to us. Since 1969 when we walked into the houses, they have never been touched or repaired. That is a long time to go without repairs. The white people change every five or six years but people around here are different, it is not that way for us.

The houses we are living in are very cold. We say that the houses are made good but they have gone so long without repairs they are now falling apart. They are not on foundations, the houses are right on the ground and so they heave and shift and sometimes the doors do not close properly. In the wintertime the floors go down and then in the summertime it comes back up again the doors will close properly. We have told them about our problems but nobody has come to repair them and this is the way we have to live in Rainbow Valley.

In my house I have 13 people living in it and that is too many for one little house, so we have them sleeping on the floor and we cannot throw them out because they are our kids. So everything we have said here is true and you people have seen all the houses and how they are made and you know how it is. This is the way it is here, all the houses are same and it is up to you people to help us improve the housing situation. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Does anyone else have a presentation?

MS ELISE LISKE: (Translation) I am Elise Liske from Rainbow Valley. I wanted to talk about my old house. Pierre Liske, Antoine's Dad, built that house in 1935 before Yellowknife existed and we are still staying in the same place. Our house was built by an oldtimer so that is the reason why we are still staying in the same place and we like it. We have asked for an addition and to have a toilet put in but we still don't have it. All my kids have left me now and I am getting old so if you people can help me with my old house I will be happy.

Mike Ballantyne came to my house once and he knows how it is built and all that. I heard that he has been going house to house but he hasn't seen mine. I would like him to talk to the Housing Corporation and get my house in better condition. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. ALFRED BAILLERGEON: (Translation) I am from the Village and I guess you guys have come here to hear our complaints. Many times we have asked the white guys to fix our houses and all that but they have been lying to us all along and have never fixed anything for us. Some of the people are pretty poor and when they think they are going to get their house fixed they are pretty happy and then nothing is done. We don't see these people after their promises are made.

We are living right in Yellowknife and we should have better housing. Really we are pretty pitiful, we Indians don't have anything but all the people who come from outside are better looked after than us. Nobody seems to bother with us at all. What you are talking about now, if you could repair our houses right away, we will be pretty happy. But we don't want to see another 10 years with the government lying to us and maybe you guys can talk for us and ask for better housing.

CHAIRMAN (Mr. Pudluk): Thank you.

CHIEF ISADORE TSETTA: (Translation) The bus driver might be in a hurry but we are the boss and we can talk until midnight. There are a lot of people that did not speak yet and I imagine some of them have something to say. A lot of the women have not talked yet except one who spoke her mind.

CHAIRMAN (Mr. Pudluk): Thank you.

MRS. SOPHIE POTFIGHER: (Translation) I live in a house that belongs to the government. When the power goes off I have to run around to another house to cook. I am pretty old now and cannot run around like when I was young. The house is built on a stage and only a single floor and it is cold. When the wind blows the plywood comes off and my old man keeps nailing it back on. The floor is not a solid foundation and because we are old we cannot fix it ourselves. I would like a wood stove in my house.

There is a gap of about one inch under the door and when the wind blows from the North, the snow comes in the house. My house is like it is on a stage, you can almost walk underneath it and I do not like that. If you could repair my house I will be very happy. My daughter asked for a wood stove for me but I still haven't got it. The stove I have in there now hasn't been on for three days now and it is no good. That is all I have to say. Thank you.

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

MR. BALLANTYNE: Just a comment about the bus. The bus will stay here as long as people want to talk, if you want to talk until 12:00 o'clock or 1:00 o'clock, we are here to listen.

CHAIRMAN (Mr. Pudluk): Thank you.

MRS. HELEN MCKENZIE: (Translation) I have 17 people living in my house, seven of my kids are not married and they live with us. I moved in my house in 1968 and in the wintertime the kids are left alone when I move to Gordon Lake. I have been going to Gordon Lake in the winter for five years now. I still have a daughter going to school but I have three other daughters that are working and living in my house. If they could build a house for them it would be alright and they could pay rent because they are working.

My husband and I are getting old but we still go in the bush every winter because there are too many living in one house here but I worry about my kids all the time I am away from them.

Usually after a meeting there is a dance so maybe I will have a dance with you.

MRS. CELINE TSETTA: (Translation) I am Celine Tsetta from the Valley. As a housewife I am concerned about the conditions and what the other speakers have talked about. Everything is very true. Some of the elderly people have spoken about the conditions and the homes are pretty old and need repairs badly. Plus these homes are cold in the wintertime, we have drafts coming in from the doors and the windows and the floors are sitting on pilings and they are too high above the ground and the cold air goes underneath it and this makes the floor very cold.

We just lost one of our elderly people, Vital Abel, because he caught a cold and there are diseases that are caused because of the conditions of our homes and it is no wonder that a lot of people get sick.

CHAIRMAN (Mr. Pudluk): Thank you.

MRS. MARY SANGRIS: (Translation) Our buildings sitting on pilings are too high above the ground and the footings on it are not very safe anymore. I should say they are rotting away and if a lot of people are inside the buildings the building might collapse in the future. The floors are cold in the wintertime and the doors do not shut because the buildings shift every year because of the permafrost. Our houses were built in the 60's and they have never been repaired and we need new furnaces and this type of thing. We are the citizens that elected our MLAs and MPs and I do not think these people are doing their job.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else who would like to make a presentation?

MRS. THERESE SANGRIS: (Translation) I am one of the concerned housewives that has a home and the concerns expressed by the previous speakers is the same as my concern. They have done basic repairs to our homes by putting in new sinks and new bathtubs in our homes but the water line that they have installed -- all the water froze in the wintertime in many of our homes. The heating ducts are above the ceiling and not underneath the floor so all the heat stays up in the ceiling. Apparently heating ducts should be installed underneath the floor but this is the way they installed the heating in our homes.

These houses are just too old and the foundations are mouldy and rotting and we have some water bugs and ants are coming in through the foundations. Most of the ladies that have spoken have expressed the concerns that most of us housewives have. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. JOE CRAPEAU: (Translation) I am from the Village here and I guess I should say something. I am 60 years old and the house I am living in was built by my dad. I want to keep my house so I have not asked for help from the government. With the little money that we have we have made repairs to it. I would like to have help with repairing the windows and a new roof. I have never had government housing. That is all I have to say, thank you.

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

CHIEF ISADORE TSETTA: (Translation) The people asking for repairs or better housing want to know when it will be done. This fall, next summer, when? I wanted to ask you this in front of all my people here?

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

MR. BALLANTYNE: It is a very good question, Chief. We have been asked the same thing in every community. There are 40 communities in the Northwest Territories that have the same problems that you have here. What the committee is going to do -- we will be travelling the rest of this week and then we will be going to the Central Arctic in September for two weeks and then we are going to the Keewatin for two weeks in October and then we are going to make an interim report to the Legislative Assembly in November.

We have a lot more work to do. We have already heard from probably 400 different speakers and before we are finished we might have heard 800 to 1000 different people. So, we have to get all that information together, we also have to talk to the Housing Corporation and it will probably take us nine months from now to have a final report, and to solve all the housing problems in the North, I am sure will take some years. So, we cannot promise that every problem that you have told us today is going to be fixed right away. But we can promise, as a committee, that we are all dedicated to solve these problems and we will try our very best and perhaps some of the problems can be fixed within a year, other problems may take years after that. We will try to do it as quickly as we can.

As one speaker said "It has taken many, many years to cause the problems", so we have a very difficult task to solve them. With the information that we have got from you today and your support and the information we have got from all the communities, will make our job much easier. Does that answer your question, Chief?

CHIEF ISADORE TSETTA: (Translation) So everybody talks for themselves. I have five kids and they are living with me and my house is pretty small. So, the guy that gets his house fixed, maybe he'll tell you the size that he wants and all that. We all think the same way. Some of us that do not have kids cannot chop our own wood. Those that get old age pension pay for their own wood and if they could get some heat in the house besides that, it would be pretty good.

Some of the people here thought that their houses would be repaired this fall so the quickest way you can do it we will be happy. You guys will be talking for us and we will wait to hear from you. That is all I had to say.

MR. EDWARD LACORNE: (Translation) I just got elected this summer and I am staying at Rainbow Valley. They gave me an old government house and my house is pretty cold and it is very old. The boards on the house are pretty dry, they are just like paper and we are scared to live in there now because it is a fire trap. If they could put an addition on my house I will be happy. All them old house they have down there are all the same, the insulation too is just like sand, it gets wet and moldy and falling down. When they said they would fix our houses I was working with them and all they did was paint the outside to make it look pretty. But the insides are not that way, the insulation has all fallen down in between the rafters, we have water dripping all over in the house.

The cost of fuel and wood is pretty high and we have to pay for our lights so we watch for that too. Most of us do not have jobs and sometimes welfare helps us because they think we are pitiful so sometimes they pay for our light bills. When we do work we pay our own bills.

I have six kids and sometimes they have to sleep on the floor and all I have in my house is a little tin stove. I would like to get a new house if I can. You wanted to hear our problems, that is the reason you came here, so now you are getting it now. If you can help us it would be better. Thanks a lot.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. BEN LePAGE: My name is Ben LePage. I am executive director of North of 60 Youth Federation. It is a political organization designed to make sure that the politicians of the Northwest Territories do not abuse international youth year.

Now, you people haven't seen me since Aklavik as well as my little statement in Inuvik, but I have been investigating a little situation in Tuk in its regards to the Group 10 housing. I gave you the plans now within Group 10, the architects are from Winnipeg, Manitoba, and they did a very nasty job in the plans. Example, when you walk in the main entrance, to your right you have the furnace room, to your right you have the cloak room and then ahead you have the entry door into the living room. There are two windows on the main floor and that is it, no second door. And these are three bedroom units, one and a half storeys. They are in Inuvik, in Tuk and they are also here. They are built on pilings and the architects in Winnipeg did not think of the wind factor here in the Northwest Territories because when the wind blows these houses do a drastic shift.

The thing that I find absolutely disgusting within the design of these builders is that it got the seal of approval from Canada Mortgage and Housing, as well as the seal of approval from the terrified Housing Corporation. And I say "terrified Housing Corporation" because of the fact that the corporation is playing with human lives. If you see the buildings you wonder how the hell are the people going to get out if there is a fire. The only other alternative naturally is to break a window but they should at least have the second door.

There was a little incident that happened, I think it was two years ago, where the housing corporation agreed to put in an additional door, but they don't do that all the time. And in Tuk, there is a couple of native people building their own houses and they use common sense and put in a second door. The terrified Housing Corporation does not deal in common sense. In my opinion they deal in stupidity.

You have heard the comments here, as well as the comments in other communities. The comments are always the same, nothing good, all bad. I am not going to make the same comment I made in Inuvik in regards to the farce situation because you people, since you have been involved in this, your eyes are opening a great deal. I have only been here in the Territories for three years and I see a lot and to me, it is my duty, as a human being, to pass any knowledge I have onto others. It does not matter what race, creed, sex, or whatever. It is my duty as one human being to pass anything onto the other. And I pass different bits and pieces to every politician I can get a hold of and there is never the same two pieces of information. Because what I am trying to do is try to get you people to think because the Northwest Territories is changing at a very fast pace. And the housing situation will hopefully be the first one.

So the plans I gave you in regard to the Group 10 housing situation I hope that you investigate the designing of a second door because like I said, it is human lives and the greatest thing that we have on this earth is life and life itself. Thank you.

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

MRS. LAWRENCE: Mr. LePage, you are lucky that I am not the chairman. I would never have allowed you to speak at this time, you already spoke up when we went to Inuvik. You are right, it is everybody's right to speak up and you had your chance to speak up and there are some people sitting here that have lived here all their lives and they want to make presentations. So I am glad that you made your presentation short and thank you.

MR. LePAGE: Thank you.

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

MR. BALLANTYNE: (inaudible comment)

MR. LePAGE: You haven't changed, Mike.

CHAIRMAN (Mr. Pudluk): Thank you. Would anybody else like to make a presentation?

MRS. ROSE BETSINA: (Translation) I agree with all the previous speakers about the conditions of our homes. There is a little washroom in our porch and it is tilting, the roofing is leaking and I have kids that have to go to school and this is something that I am greatly concerned about. At least they go to school from a decent building, I would appreciate that and I would you people will support us in this regard.

CHAIRMAN (Mr. Pudluk): Thank you.

MRS. MURIEL BETSINA: Mr. Chairman, Members of the housing committee, I thank you for coming here and listening to me. I wrote down about 11 different points that to me is very important points. I have lived in Rainbow Valley since 1958, my parents lived in my house where I am staying and my parents did live with me until I got married in 1968.

My parents moved away and I became a housewife. Today I have seven children and the youngest is 13 and I feel that my children need a better place to live. I can't see myself living uptown with white society. I respect the elders around me, I am happy I am a Dene person. I want my children to respect their grandfather's traditional way of life. This is why I want to live among my people. My husband is employed with the hydro department for 28 years. I respect him for this but still I respect the people around here for which there are no jobs. Inflation is so high, everything costs a lot. By the time they buy a little food, a little clothing for their children, what is left to fix their houses? I don't think they have five dollars to repair their windows or to fix a doorknob, even a doorknob costs \$17 to \$30.

A year ago I fixed my own house with my own money. I borrowed \$10,000 from the Housing Corporation but still that was not enough money. I had to hire a labourer who I had to pay out of my wages plus I had to pay for a lot of things out of my own pocket. I am happy I did it but still I am not satisfied.

I was not at home when our MLA, Mike Ballantyne, came to my house. He saw the work that I had done on the new section, it has new insulation, everything new, but the old part nothing has been done. I have an old carpet to hide my linoleum because my linoleum is a pitiful sight and I cannot afford new linoleum. Today I am still paying for the debts because we have lots of debts. We have seven children, six of them are still staying at home plus I am looking after my grandchildren. The cost of living is so high I just cannot afford to build my own house. Even kitchen cupboards alone is going to cost about \$2000 to \$3000. I am not a carpenter, who am I going to ask? Everybody asks for high labour costs for carpenters. When I built my house I did not have any money for foundation. In the wintertime I have permafrost which makes my house rise about three to four inches high. Would you believe that is how much it rises? Where I added the addition, I had a good, good carpenter to help me to put the new and the old addition together but still my house fell apart. How am I going to fix it?

I hope you MLAs will look at my request very seriously because even though my husband and I are both working, I like to be treated equal as any poor Dene people that asks for things. I know the government looks into the wages and the first thing they are going to ask you is "How much are they making". It is always wages, "You're making enough money, you can afford it". But they do not realize how many people I feed, they do not realize how many children I look after, they don't realize that some of the children are going to school without lunch. I provide lunch for them. I never go to the parents and say "Hey, I provide lunch for your children". I don't believe in that because my father always told me to provide for others.

The thing that turned my husband and I off from applying for a house is that there is too much red tape. You are right, Mike. I want to build myself a good house some day but I do not want to go through all that red tape that the Housing Corporation is giving us. The people around here, when the government built them a three bedroom house, the bedrooms are so small, eight or nine by 10 and each bedroom is the same size. The homes are over-crowded, not enough closets. They only have one or two closets for a family of about 17 in the one house. These are all adults, it's not too bad if your children are very, very young but it is not like that. All grown-up adults elbow to elbow in a living room, elbow to elbow sleeping all over the place.

They have very poor conditions for cupboards too, just one little shelf and then the bottom shelf. When they drill a hole for pipes, a lot of families have come to me and said "Phone the Housing Corporation, there is mice running around in my house" because they have crawled through the pipe holes. Also, the chimney shifts and the people are scared. When it's 40 below, your furnace is up high and your house is shifting. In some of the houses, the stovepipes have never been changed, they can't afford new stovepipes and they are scared that the insulation might burn. I have listened to a lot because they always come to me to phone for them.

In the future, if the government ever builds a house -- there are a lot of good people that can do the blueprints of their own house. I can do a blueprint. Anybody can do a blueprint. They know what they want. If they want two by eight walls, give it to them, fill it with insulation, they will be satisfied. Sixteen inches of insulation on the floor and in the attic, so no hot air will leak out in the winter. That's the kind of houses we need. Very, very thick walls and insulated very good, the windows maybe triple or not only one storm window, make it a double storm window on each house. That is what we need. From here to further east to the Eastern Arctic. They need that kind of a place too.

I have a very interesting question to ask as head of the household because my husband doesn't talk very much. He is a very silent guy. I do the talking most of the time. I feel my children who are coming into adulthood -- they go to school, they go to their friend's houses and they see what their friends have. I don't want my children to grow up as liars and I don't want them to be hypocrites and say "Oh, we have this, we have running water, we have a bathtub" because I don't have this. I have to run my water in an aluminum tub, heat it up for my children and myself to have a bath and I have a honeybucket toilet. I would really appreciate it if my MLA and the housing committee take a very, very close look at the Dene people's housing. What poor housing conditions we have, right in tourist country. Downtown they offer everything for tourists, they say "This is the capital of Yellowknife, capital of the Northwest Territories, come down to Block 500 and visit Rainbow Valley where the Dene people live". Tourists are shocked.

I have dealt with the territorial government in the past and they have said "We cannot help Yellowknife because they are too close to urban Yellowknife, we help only the people that live out of the city". So, we are left without housing, we are left without everything what other small settlements get.

The same thing with the hot lunch program at school. In Rainbow Valley, I think there are only one or two people that are employed, the rest are off-season, trapping, live on welfare and by the time they buy groceries, they have no money left. And children drop out of school on account of that. They do not want to go to school without lunch.

When I was a drug and alcohol counsellor, you had to learn three basic things. To be able to give love to your children or to anyone, and you got to have a shelter. If you do not have a shelter, if you do not have food in the house, if you do not have clothing in the house, how are you going to give love to your neighbour or your children. These are the three very, very important things I learned as a drug and alcohol counsellor. Today I really believe we have to have shelter because so many of our adult children -- I am not a young woman anymore, I am in my early 40s and I have grown-up children. My son is married and living in Detah here, he has a child and a wife but he hasn't got a roof over his head. He is living in his wife's grandmothers house. I have a daughter living common-law and she has three children, where is she going to move to, she does not have a roof over her head. How is she going to give love to her children? She is going to worry about housing, clothing and food.

I really respect you for coming here and listening to me. Another thing I really have to say is -- I talk about children sure, but older people -- a lot of the old people today are pensioners. We do not have very many elders living with us anymore, all their lives they suffered and I have seen this with my own eyes. Ever since they were young, they worked very hard, they worked for everybody, they gave a hand to anybody. The flu came around and many parents died and many children were left as orphans. Until today they are still struggling, struggling to see if their grandchildren are living okay. They know that their grandchildren do not have a house so what these old people do is buy a few groceries for their grandchildren out of their old age pension. They buy a cord of wood and in 40 below zero that only lasts one week and then they are in debt again. This is a true fact because I have seen it with my own eyes. I live among them and I know them.

The population of Rainbow Valley is from 180 to 190 and there are only 22 houses. So you can see how many people are sheltered in somebody else's house when it is 40 below. We have longer winters than down south.

This is why I felt it was important for me to speak out today. I wrote a few points down which are very important to me and I hope the people in this building respect what I said because this is coming out of my heart. I really believe that the children are not going to be very healthy if they do not have a house. By the children, I mean young adults. Even my son living here, I worry about him because he does not have a house and they have a baby. How many other parents here feel as I do as a mother? My children are growing so fast in front of me. I do not want them to run around for shelter or freeze to death in the winter. Those young people have their own mind, body and soul and they get frustrated, they get fed up and this is why so many of our young people are drinking today. Two or three of the young people have told me "What are we going to do? Nobody wants to listen to us, the government does not want to listen, the social worker does not want to listen, our parents try to help but what are we going to do?" I do not respect their drinking but that is their choice. What are we going to do help and this is what we are here for?

Many years ago in the early 1970s when the Housing Corporation starting building houses, they said that they had to survey Rainbow Valley lots with territorial government before they can put up any houses. Otherwise they stated they would never build another house in Rainbow Valley. This is very important to me and I would really like to see you MLAs of the housing committee pass a resolution that they would build more houses in the Valley without a survey. I do not want Block 500 to be surveyed because they are going to survey and say "That's how many houses that are going to be built". The people know where they want to build houses, we live there, we know where the houses are going to be built, on rocks, on good foundation. There is a lot of good land there. But this is what they said about Block 500 in the early 1970s, that they would not build anymore houses. I never looked into that but maybe you people can look into it for us.

Another thing I wanted to ask is about the maintenance of Rainbow Valley and Detah. We have to train our Dene people as maintenance workers. Train them to take care of the houses, teach the other people how to pay rent, how to look after a house so we can get permanent jobs for our own people.

Another thing I wanted to say and I guess you have already heard that there are so many people living in one house all across the Territories and one of the major problems is the sewer tank. The sewer tanks are too small for each house and I would like to see bigger sewer tanks and water tanks when and if they ever build anymore houses.

Where I live in Rainbow Valley it is an eyesore to the tourists, there are 11 houses using honeybuckets. These people deserve to have running water and sewer tanks. I am not asking for anything from the government but I really feel the people are suffering. They need something to be proud of. Thank you so much.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank Muriel for her presentation. I am sure we all experienced the same problems you are having and this is one of the reasons why we supported this committee on housing. I wish I could say we will do all the things that you requested but those are the points that we really need to make our recommendations. You made a very good point in identifying to encourage to build more houses without surveying. This is what you people requested. Also education on housing which is really a good point and bigger water tanks and materials like that. Comments like yours is what we are looking for to make recommendations to the Legislative Assembly when we sit in November.

I would just like to say thank you and I understand exactly what you are talking about. Mashi cho.

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

MR. BALLANTYNE: Muriel, that was an excellent presentation and we really thank you. I think one thing Muriel's presentation really points out is what happened in the early 70s is the old houses as you go into Rainbow Valley were actually turned over to the people. So now they are owned by the people. The house that Muriel lives in and that whole row of houses have no sewage holding tank or no water tank and it is really a health hazard. Ernie and I have looked at that and what they tell us is that there are no programs right now available to deal with that. We have heard the same problem in many of the communities where I think they are old Indian Affairs houses and they turn them over in bad condition to the people. And the people did not really understand and now they are stuck with them and they are saying now that it is not their responsibility. But I think when I was talking about new programs from the federal government and from ours to be able to accommodate that. It is a real problem and you cannot say that there is no program and this is what they are telling us now. We really appreciated your comments and we will take good note of them. Thank you.

MRS. MURIEL BETSINA: Thank you. I would like to say something for young children. I always have and I always will. Having their school friends come in their house, the children feel embarrassed because of the condition of the Dene houses. I do not want my children to grow up embarrassed and maybe all the families here feel the same way. I hope something is done for us in the future.

Alex Beaulieu is sitting behind me here and he has very good log houses and it only costs 50 per cent of what the lumber, the material, of what the Housing Corporation offers. He has a lumber construction and in the future if I ever want a house, that is the kind of house I want and I hope you support him because he is a northern Dene person. He was born and raised in Yellowknife. He went down south to work with NorthwesTel and he wanted to start his own business with the Housing Corporation. A lot of our Dene people love that log house that he built on the flats across from the secondhand store. Maybe he would like to say a few words. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. ALEX BEAULIEU: Gentlemen, this is my first crack at any meeting for speaking. On a one to one basis I can handle myself. I have heard a lot of comments about the problems and I have known about these problems for many years and I think I found a solution to the housing problems and that is what you are looking at there.

I feel that is what the people need and that is what they want because they have mentioned it so many times. If I can help the committee in anyway to give you information on how to set these things up, I will. We have a lot of benefits in this package including employment for our native people. These packages are so simple that they can build them themselves.

I have a bitch to make, actually with the territorial Housing Corporation. It is unfortunate that they do not have a representative here to confirm what I have to tell you. My stepfather is a 77 year oldtime trapper that lived in a log house all his life up in the barrenlands. He is 77 years old, he has cancer, he is on old age pensioner and he needs housing. At the moment he is living in the log house that I am building because he has nowhere else to go. I attempted to see what I could do for him with regard to housing, whether it was a shack or whatever he wanted. I went to see territorial housing and what they wanted to know was how much of a pension he was getting so he they could provide him with a house. To me, they are taking away his pension so he can have a roof over his head. As of today he still does not have anything except for what I am helping him out with. He is going to have to go trapping again this year just so he can have a roof over his head out in the barrenlands. The rest you can figure out, he will probably die before he gets his house.

If I can help you in anyway, I would like to invite the housing committee down to the house that I am building so I can show what the people would like to have both here and in Rainbow Valley. Mr. Ballantyne, if I could have the opportunity to speak to you sometime in the future about this project, I would welcome that.

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

MR. BALLANTYNE: We can look at your house tomorrow morning at 10:30, if that is alright. Also, I definitely would like to talk to you. I am going to be travelling this week but next week we can sit down and your idea I think is very interesting to the committee because there are other communities that are very interested in building log homes.

In Fort Good Hope and in Snowdrift they are building log homes and it has tremendous potential for the North because essentially you can use logs from the North, you can create employment, you can build very nice homes much cheaper than the Housing Corporation build them. So it has tremendous potential. I know I speak for myself as an MLA and I am sure the committee, any information you can give us, it may be tomorrow or anytime within the next few months, we will really welcome it. I think it is an exciting idea and we are really interested in what you have to say. We'll see you tomorrow morning at 10:30.

MR. ALEX BEAULIEU: Okay but I have a confession to make. Those logs do not come from the North, they come from Alberta and the reason why I am pushing this type of housing up here is to support our allies in Alberta, the native people there that own 90 per cent of the manufacturing company. To help them support their cause as well as our cause up here. Thank you, gentlemen, Eliza.

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

MR. PEDERSEN: Mr. Beaulieu, I just want to clarify the house you are talking about. Is that the house at the base of the hill going down to Old Town?

MR. ALEX BEAULIEU: Yes, that is correct.

MR. PEDERSEN: Thank you. Mr. Chairman, I would like to make just a few comments on what Mrs. Betsina mentioned before. I think this committee realizes and I think we realized before this committee started but I think we have had it emphasized, that housing is a much wider problem than merely providing a shelter for people to live in. There is a huge difference between a house and a home. Housing is probably the most important single social element within any community structure. It affects not only how you live, it affects education, attendance in school, it certainly affects health. Although many of us would like not to say it or think of it, it probably has contributed over the years to the high rate of suicide among young children. I have five children of my own, four of them have no roofs over their head. They do not live alone. I also have 11 grandchildren, so they obviously have spouses with them.

I think the only way we can solve this problem is a lot of political will. It is going to take additional money. Your MLA mentioned this and he certainly works very hard for it and I want to assure you that there is a lot of political will on this housing committee. We are 10 MLAs total between the alternate Members and the original Members. We do not have to convince the Housing Corporation. We do not have to ask them to do anything, we have to tell them what to do. With 10 MLAs on side -- there only are 24 -- we may need two others, and I assure you we have them. I am very confident that we will get something out of this, and it will be beneficial.

There have been many ideas presented to us. One which I certainly like, and it would solve many of the problems which you addressed such as what type of house, who should build it, where should it be built, is simply to turn the full responsibility over to the communities themselves. Let them decide what type of houses they want. Let them decide where they should be built. If they want a contract with Mr. Beaulieu to supply the houses, fine, let them decide who should do it too. It would create a lot of employment.

Just one other comment. You mentioned that Rainbow Valley and Detah, because of being close to Yellowknife had been neglected, lack of school, etc., and I agree with you, it has. I have spent a long time in the NWT but it has all been up on the Arctic coast, it has not been in your part of the country. Probably one of the big benefits from this housing committee with this many MLAs travelling is that for the first time those of us from the Arctic coast I think realize the problems that you face down here, and I assure you that when it comes time to vote money in the future that we will be very sympathetic to Detah and Rainbow Valley having the same facilities as other communities throughout the NWT. Thank you, Mr. Chairman.

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

MR. ALEX BEAULIEU: I would like to make another comment at this time. It is my feeling that the people here are looking for repairs to the houses. Obviously they will never be repaired in the

next couple of years. I can build a house for these people here within 30 days turnover per family which is a lot sooner than you can ever have one house repaired. So if I could leave that note with you, it is really something to look into. Thank you very much.

CHAIRMAN (Mr. Pudluk): Thank you very much. Would anybody else like to make a presentation?

MRS. ALICE BEAULIEU: My name is Alice Beaulieu from Rainbow Valley. Since I moved into my place it has not been repaired yet. If you could get my house repaired I would be happy in a hurry. I have always been asking to get my house repaired and they say yes but that is all. They put the plywood on the outside but it will be pretty cold in the winter again. Nobody knows this. That is all I have to say, I do not want to talk too much.

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

MR. ERNIE ABEL: Hello, my name is Ernie Abel. I have been listening to most of these old people and the elders talking here this evening and especially to help Alice Beaulieu out and other people in her situation. She moved into one of those houses that are privately owned. The NWT Housing Corporation has this policy under the repair program where they put a couple of pieces of plywood on it and to them they consider that to be repaired and they will never repair the house again. If they repair the house once in a lifetime that is it, and her house has never been totally repaired. The other thing is that Muriel mentioned earlier about things like sewage tanks. I live in one of those northern rental in Rainbow Valley and there are eight of them. Out of the eight units there are only four sewage tanks and the capacity of those sewage tanks is 250 gallons. That serves two houses and it gets picked up twice a week. For large families it is just not adequate. The people from Rainbow Valley and Detah are constantly getting into problem areas such as special repair programs, they are once in a lifetime. Also it is hard for them to build their own houses because of lack of income.

The NWT Housing Corporation want the people in the northern rentals to purchase their units but the majority of the people that live in those units are people who are receiving social assistance and they are seasonal employees and they cannot afford to maintain those units. They cannot afford to pay for the rents. According to the NWT Housing Corporation they will not repair a unit unless the rent is up-to-date. If they are a month in arrears, it means their unit will never get repaired. Before I moved into my unit a year ago, my unit was the only one that has ever been repaired in Rainbow Valley since it was built in 1969 and they spent over \$20,000 renovating my unit but the work that they did is pathetic and it is not worth \$20,000. We are still constantly having problems with heating, shifting, draughts and constant problems. Even now we still get mice in those houses. With the \$20,000 they could have built a new house instead of repairing those ones. Plus when we stayed in there all winter we were having problems with the furnace and they just installed a brand new furnace. Every week I would have to call the heating company to repair it and that continued all winter long. It is just all this red tape that we have to go through to maintain these houses.

The other thing is, and I am mainly speaking for those people who are staying in northern rentals, the houses are not in very good condition and they are a fire hazard too. The majority of people use just one door to go in and out. They have to block the other one to keep the heat in. The other thing we have noticed is that since the houses have been built they hardly ever have inspected things like the fire extinguishers and things like that. Chimneys are supposed to be cleaned once a year and they have not been cleaned for a couple of years. The majority of those houses down in Rainbow Valley are really quite old, they are over 20 years old and they are getting rotten and getting filled with ants and bugs. I said earlier the NWT Housing Corporation spent \$20,000 renovating my unit and just last week we had to vacuum everything to get rid of all those woodworms, or whatever they are called, that were all over the utensils and in the cupboards. That is what the people have to live with there. I just wonder how the NWT Housing Corporation would like to come down and live in those units for a while to see the problems that the people are really having. I know the people from Rainbow Valley would like them to go live in them or in the houses in Detah because of the poor conditions they are in.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. Ernie, is that one of your recommendations for the executive from the Housing Corporation to come and live in one of those low rentals for a week?

MR. ERNIE ABEL: Oh sure, yes. If they want to they can, but for two weeks.

CHAIRMAN (Mr. Pudluk): Thank you very much for your presentation. Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. What I wanted to mention is that there is a great need to reconstruct the whole Housing Corporation. There is too much red tape, like Muriel mentioned. I just wanted to mention that right here in Yellowknife where they have a six man staff, they are spending in the neighbourhood of \$1.5 million. Out of that \$190,000 is for what they call special travel and that is for annual leaves and medical problems and that. The most effective program right now and the least expensive in the North is a program something like the Alcohol and Drug Co-ordinating Council. What they do is fund programs at the community level and it is the least expensive. I cannot say how much they spend in one year but it is a hell of a lot cheaper than what the Housing Corporation is spending right now. I believe if there is going to be any kind of restructuring done it has to be that kind of a system.

The other thing is that there is a need for homes for the senior people, but I believe that the senior citizens should not be burdened with rent. If they build these houses I believe they should live in it for nothing. They should not be charged rent. They have earned that right. They have lived in a very harsh environment. They are entitled to live in peace for the rest of their days. When I first got elected one motion that did pass was a raise in subsidy or the assistance that they get in the middle of each month of \$75. I was not too successful in increasing that basically because Canada Pension do increase their pension depending on the cost of living factor. So maybe this is one area that I will be in full support of, that our senior people do not pay rent in these homes or are on assistance. I thought I would just mention those two very important points.

CHAIRMAN (Mr. Pudluk): Thank you. I think at this time we are going to start making closing remarks. I am going to ask Mike Ballantyne to make his closing remarks.

MR. BALLANTYNE: Does the chief want to say something before I make my closing remarks?

CHIEF ISADORE TSETTA: (Translation) I am Chief Isadore Tsetta from Detah Village. I understand that everybody has talked about the conditions of their homes. I would assume that the native people are looking forward to having decent foundations. There are a lot of people that have complained about the rotting foundations, that some bugs are crawling around, that the septic tanks should be larger and they do freeze and all these type of things have been brought to your attention. All the native people that spoke right after one another have given you some kind of recommendations and I would certainly appreciate it if you would take our recommendations seriously. We have been forgotten for many years and I hope that the Legislative Assembly Members do not disregard our recommendations. I would certainly like to thank the translators and all the people that came down to this evening session. Thank you.

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

MR. BALLANTYNE: Thank you, Chief, and I think your comments have been well noted. I too would like to thank Chief Tsetta, the band council and all the people that came out here tonight. I have had some meetings with the band council about housing and I got around to some of the houses. I said to the people that it is very important for them to come out and speak and they spoke very well. We heard from the Chief, from the band council, from the men, from the women and from the elderly and I can assure you that the other MLAs that came with me to Rainbow Valley this afternoon and to Detah tonight have learned a lot. We will take all your comments very seriously, and it will be much easier for me to get support in the Legislative Assembly because these MLAs have been here and have heard you. So I can promise you that we will try our best and thank you very much for coming here tonight.

---Applause

CHAIRMAN (Mr. Pudluk): Thank you, Mr. Ballantyne. At this time I would like to thank you again. We have been travelling to the communities for quite some time now and we really enjoyed talking to people to get their views about the housing. Sometimes when we are dealing with the government or the Housing Corporation, even in the Assembly, it is very hard. We decided to set up the committee to review the communities and the people themselves. That is the reason we are travelling, we need your help to advise us on the problems in our communities. I think our future is going to be a little bit better for us living in these houses in the communities. We will try to make the living happier than right now. We allowed only one visit to each community. We are not going to come

back after hearing these housing problems. If you have other ideas please write to us. There is heavy work still ahead of us and I am not planning to quit before we finish. It was my idea to set up this committee. I have a family home and I worry about them. I have seen these problems for so many years so I decided to travel to talk to you to review your problems and what you want to say to us. I would now like to thank the chief and subchief, the band manager and the councillors for appearing at this hearing, and a lot of other speakers.

Before you leave, those people who are living in Rainbow Valley, the bus is still waiting outside and it can take you back to Rainbow Valley. Also, before you go, just leave those receivers on the chair and somebody will pick them up and pack them up. Thank you very much for your hospitality and warm welcome to your community. Hope to see you again sometime. Mahsi cho.

---Applause

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

LAC LA MARTRE, AUGUST 21, 1984

CHAIRMAN (Mr. Pudluk): I am going to call this meeting to order. Ladies and gentlemen, first of all I would like to thank everyone for coming out today. I would especially like to thank council chairman, Nick Mantla, subchief Johnny Nitsiza, and the Lac la Martre settlement council for inviting the Special Committee on Housing to hold this public hearing in your community.

The Special Committee on Housing consists of six elected MLAs and four alternate MLAs. We were appointed by the Legislative Assembly in February, 1984, to investigate the concerns people in the communities have about housing. I would now like to introduce to you the committee Members present today: Mr. Red Pedersen, representing Kitikmeot West; Mr. Sam Gargan, representing Deh Cho; Mr. Michael Ballantyne, representing Yellowknife North, John T'Seleic representing Sahtu; Joe Arlooktoo, representing Baffin South; and myself Ludy Pudluk, representing High Arctic.

Mr. Arnold McCallum, who represents Slave River and who also co-chairs this Committee with me, is out of the NWT at this time.

So far, this committee has held public hearings in 21 communities across the NWT. We have met with municipal councils, band councils and housing associations in order to understand the concerns these groups have about housing.

In addition to Lac la Martre, we will visit the communities of Fort Simpson, Snowdrift, Fort Resolution, Fort Providence, Rae-Edzo, Detah, Fort Smith and Hay River in August. After this tour is completed, we will visit an additional 15 communities in the Kitikmeot and Keewatin regions in the fall.

On the basis of what people tell us at the public hearings and other meetings held in the communities, this committee will make an interim report to the Legislative Assembly in November. A final report, which will include recommendations, will try to address the concerns raised in the communities.

An important part of this committee's mandate is to review the operations of the NWT Housing Corporation. This review will begin once we have heard from the people in the communities. We will study the present structure and operating procedures of the NWT Housing Corporation to see whether the programs are getting to the people in the most efficient and effective way. We will also make recommendations for changes in programs and policies that, we hope, will lead to some real improvements in housing at the community level.

I would like to emphasize that we are elected representatives, not government employees. We do not work for the NWT Housing Corporation or for the Government of the NWT. We work for you, the people of the NWT. This committee was formed because so many of us in the Legislative Assembly were always dealing with housing problems in our constituencies. The problems basically seemed to be the same across the NWT and your Legislative Assembly decided that it was time to take a look at the NWT Housing Corporation and talk to the people in the communities to see if there could not be a better way of providing housing.

Therefore, we have come here today to hear from you, the people of Lac la Martre. These community hearings are the first step in finding out what people think about the housing they have now and to collect the ideas people have for changes and improvements. At this point, we cannot tell you what our recommendations will be. We still have to visit many more communities to listen to the people and the review of the NWT Housing Corporation will take some time. We have to consider the housing situation across the NWT and look at where the money would come from to fund any changes we might suggest. We have a responsibility to make sure that our recommendations are realistic and positive. We are not interested in making changes just for the sake of change itself. Instead, we must make recommendations that would solve at least some of the major problems that we have heard so much about over the past few months.

At this time I am going to call upon other Members of this committee who may wish to make opening remarks. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I just wanted to thank the people of Lac la Martre for inviting us over here. You have a very lovely community.

I guess there are no rental programs here so probably your concerns would be based on the home-ownership programs. We would like to hear all the concerns of individuals that require housing, whether you are a senior citizen, a young couple, single parent or a single parent that requires housing. We are looking at all aspects of shelter. It is a basic right to everyone and so we would like to hear everyone's concerns. The only way that we are going to get results from these meetings is that the more people that we hear from the more support we will get and be able to come out with a good positive recommendation that would consider the individuals, the communities, the regions and the territories. Thank you, Mr. Chairman.

CHAIRMAN (Mr. Pudluk): Thank you, Mr. Gargan. I would remind you once again that we have come here to listen to you. Since we do not work for the Housing Corporation or for the Government of the NWT, we cannot answer questions about their policies as they apply in Lac la Martre, but we will meet with the district office of the Housing Corporation in Hay River this week. We will also review the entire Housing Corporation in the months to come, so your questions will not be forgotten. They will be recorded as will the responses of the Housing Corporation.

If anybody wishes to speak, you will have to come up to this table where the microphone is. Before you speak, if you identify yourself so it will be recorded. I will now turn the floor over to you, if anyone would like to make a presentation.

SUBCHIEF JOHNNY NITSIZA: (Translation) I would like to welcome the Special Committee on Housing to our community. There may be a lot of people that wish to speak but first I would like to express my concerns about the housing problems in this community. I certainly would like to see you Members go on a tour to some of the elderly people's homes to see for yourself what conditions the houses are in that we will be talking about.

We do have community leaders in which we respect especially the elderly people that have served on the band council for many years. I do not really like the way the Housing Corporation structured their organization for the community level. I would certainly like us to stay independent and the reason why is we live in the homes that we all own. They are not owned by the Housing Corporation and we do not pay any rent on them and that is the way we like to live. Because under the Housing Corporations organizations anything that you have left in the community for being away for x number of months, you have to pay for what you have left for safekeeping. I don't want to pay rent for something that is just like leaving something in a warehouse.

We get left behind in a lot of things and the other communities get first opportunity because we are sort of isolated from the head office in Yellowknife. The other areas that are closer to Yellowknife are the communities that get the first opportunities to get the grants from the territorial government. We have used the MP's in the past and they have helped us out occasionally. Wally Firth was an MP who helped us out with building the SSHAG houses in the past in our community and ever since then there has never been any more grants made available to our community.

I would sure like for you people to come and visit our homes, especially the elderly peoples homes. I know that there are a lot more people who are concerned about the housing problems in our community and I am sure that they will be expressing their concerns to you. There has been some housing materials that have arrived to build some local housing in the past. The materials that arrived were overstocked to the individual homes and I do not think that things can be very well controlled when you overstock. Maybe what we should try and consider is having the lumber and materials controlled by the band council or settlement council combined and figure out what is exactly needed. They even got separate funding for the electrical wiring inside the homes too, they got fundings aside from the one package deal. So there are two separate funds made available to the homes that are given to the local people in the community.

Again I will say that I would really like for you to come and take a look at some of the homes in our community. There are homes that are very overcrowded and some elderly peoples' homes are very deteriorated and it seems that nobody will do anything about it. This is why I think you should take a look for yourself, then you will know what we are talking about. We feel that the housing does not suite the community. Since you people are elected to represent the North and represent us we hope you can do something for us.

CHAIRMAN (Mr. Pudluk): Thank you. Anbody have a question.

SUBCHIEF JOHNNY NITSIZA: (Translation) So why don't you have the press along with you? I thought maybe somebody would take some pictures of me, nobody seems to take pictures of me while I sit at a table.

---Laughter

CHAIRMAN (Mr. Pudluk): We have got two of them here and the press over there. Is there anyone else who would like to make a presentation?

MR. LOUIS WEDAWIN: (Translation) As a concerned citizen I would like to express my concerns regarding the home and the conditions I have lived in. I have a family of six and it is good to have our own home. When I first got married and moved to this settlement I happened to live in one of the homes. After living in that one home for so many years I made an extention, so now I am confused as to whether the home is actually mine or whether half of it belongs to the community. The only thing I own is the addition that I added on, the other half of it, I don't know who owns it.

I am quite concerned about the home that I am living in, because I don't have complete control over it because part of it is only mine. I thought I would let the Special Committee on Housing know about my condition and see whether they could think of building me a home in the future in this community. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. JOE FISH: (Translation) I am quite concerned about the home and the condition of my home. I have been living here for so many years and I didn't get the chance for the government to build me a home. The house I am living in is kind of small and we are very crowded because I have a pretty big family. We do not want to live in the public housing because we did not want to pay rent, that is why we did not want to get involved with the public housing. This is where the chief mentioned that we do not want to join the Housing Corporation's housing association in order to collect rent.

We as the native people feel that we have been overlooked for so many years. As far as the employment is concerned there is very little employment in our community, so how can we pay for the rent. We build our own homes and sometimes wire them ourselves and it costs money. The buildings are so old that the roofs and everthing else is falling apart. We have not got very much

As far as the housing goes the homes are really run down because they were built long time ago. Maybe you, as elected representatives and MLAs of the Northwest Territories can accomplish something for us as to having better and decent homes built for us in this community. We could make some kind of addition to our present homes if we have too but we don't know where we can get funding to buy the materials. This is why we sit and wait for somebody to come along and help us out. This is why I would like to see the MLAs or some other group support us on this deal so that we could have better housing for this community. There is a chief and band council that sometimes go to Yellowknife to deal with the territorial or federal government. Actually we don't know what they are going out there for, whether they are talking for us to gain more housing for this community, we don't know. Right now I think we are talking to the right people, and now is the best time to bring up our concerns. Thank you for listening to me.

CHAIRMAN (Mr. Pudluk): Thank you.

SUBCHIEF JOHNNY NITSIZA: (Translation) I just thought of another idea, so I thought I would come up again. Regarding the housing, we were in Yellowknife talking to the Housing Corporation. They said they had some money for the materials but they told us there was no money for harvesting logs to build their own homes with. While we were in Yellowknife we talked with the Housing Corporation and they decided to meet with us at 2:00 o'clock in the afternoon, which we did. They said that they had money for materials but no money for harvesting logs. I questioned them about them building three houses in Lac la Martre. I asked them how much they had budgeted for and they said about \$30,000 a piece. I turned around and told him that maybe they should knock off \$5000 on those four buildings and \$5000 could go toward at least logs and the other \$25,000 could be used for materials, and with that you could make a decent home.

The whole budgeting of the logging, I think we could administer it better ourselves, better than the Housing Corporations representative. Because they do not know the condition of the community, and yet they go and buy the materials, sometimes they overstock. If we look at it and do the buying ourselves we could probably do a better job than the Housing Corporation's representative for the settlements. I don't think that they know the condition of the community that good before they even start budgeting. However I told them to at least knock off \$5000 per unit and out of four buildings they came up with \$20,000 aside for harvesting logs and then the remaining \$25,000 for every unit. It made it even to build one home. I might come back to the table from time to time because we don't have everything written in front of us in order to talk about it but however we will go by memory. So if I think of anything else I will come back to the table.

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

MR. MANTIN MANTLA: (Translation) I would like to welcome you people to our community, and thank you for coming down and listening to our views. I am one of the elderly people from this community and I can't speak for all of the elderly people in the community but I could speak for myself. Actually I am not living in the government support buildings because I just went and cut my own logs and built my own home. Before I started building my own home out of logs I was living in a tent in the community and from the tent I went into the tentframe and then a house and then I built a log building. After that I tried to put on an addition by buying some lumber. The only support that I got from the government was a little addition and that was the porch.

We, as the native people are concerned about our homes, so you as the MLAs of the Northwest Territories are here to help the people and I really do hope that you can help us. Where my home is located is in an area where there is water, the ground is not level so there are always puddles around that area. The location is not that good, but however I do have my home there. Everytime the government people come here I go down to see them and ask them if they can help me to build a better home but they have never responded to my ideas or anything. Some community members are the ones that get the first priority. The only support that I ever got out of the government was for some insulation because in the wintertime it is very cold. If you people came down in the wintertime you would probably find out for yourselves how cold the houses really are. We understand that you people have come to listen to us on our views and ideas on our homes. Thank you for coming down and listening to our personal views on our own homes. It is not very often that we get a chance to talk to the people or try to look into the housing problems. Now that you are here I certainly thank you once again and hope that you take our views seriously.

CHAIRMAN (Mr. Pudluk): Anybody have a question? Thank you very much. Anybody else?

MR. ALPHONSE APPLE: (Translation) I am a band councillor from Rae Lakes and regarding the housing in our community, I am concerned about the location of the houses. There is an airstrip and the people that try to relocate to the site past the airstrip are wondering if NCPC will string the wiring over the airstrip to the new location where the new site is supposed to be. I think NCPC decided to bury the line where the new site is proposed along the other side of the airstrip. We thought maybe that if they were going to go and put new houses in that end of the proposed site and supposedly if they put power poles over in that area that that might be kind of dangerous for the approaching aircraft coming into the settlement.

Regarding the home-ownership, that we own our own home, we would like to own our own home in the settlement. When the Housing Corporation provides some housing to the settlements they are giving us some strict rules. They even have to let us agree to make an agreement not to sell our own home for at least five years. In selecting the site and the land you have to be entitled to the land before they give you the necessary fundings to build your own home. We within the settlement don't find it very good because we don't want to buy our own land after living here for so many years.

MR. LOUIS WHANE: (Translation) I am from Snare Lake and I am the subchief from that area. I thought I might say something regarding my community since I am here. Right above the treeline it is very cold. We like to live in the log buildings but above the treeline it is pretty hard to find a decent log to build a log building out of. So what we want from the Government at least is to give us some support, maybe at least some lumber to cover our log building because the logs are not that big above the treeline and staying there it gets real cold in wintertime. I would like the government to give us some lumber so we can at least make some flooring, windows and door frames. The last support that we got from the government goes back to at least 20 years ago, ever since then we have never had support from the government.

I would certainly like to see you come down to my settlement and see for yourselves the condition of our housing that we live in. People would really appreciate for you to come down and people would speak to you freely because there are a lot of elderly people there and there are some ladies that look after their own homes that are concerned. Being as a subchief for Snare Lake I would like to invite you to my community. I hope you accept my invitation and come down so you can see for yourselves the conditions of the homes that we are living in.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. LOUIS WELLAH: (Translation) I too am concerned about the house that I am living in now. I have a big family and have a home but my home is pretty old and the roof leaks when it rains and if it rains all night you see puddles all over the floor in the morning. Not only that but it is cold in the winter time because we do not have a decent stove. I asked the Housing Corporation in Yellowknife for their support but they turned me down because they thought I was from Fort Rae. Originally I lived in Fort Rae but moved to Lac la Martre because I married a local lady. I can't move back to Fort Rae with my family so I have to stay here and raise my family over here. With the condition of my home I don't know where to get a grant to upgrade my home. So I would certainly like to see the Housing Corporation's board members or the Special Committee on Housing look at my house and see for themselves what kind of condition my house is in.

There is very little employment in this community to support our deteriorating buildings that we are in, we have to look after and feed our families too and aside from that we can't look after our homes although it is deteriorating. So I hope you people can support us in that regards.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody have a question from this floor? Thank you.

MR. ALPHONSE APPLE: (Translation) I would certainly like to invite you people down to Rae Lakes where I come from. I don't come from this community but I would like to send an invitation out to you to come down because I am not the only concerned member on the band council from the community. The people might want to bring up ideas about the housing problem. There is a lot of community concerns around Fort Rae itself because every time the government looks at the outlying communities they always look only at Fort Rae for their leaderships. As far as the chief is concerned we are all under one chief so they think the only people that they should be listening to

is the chief, whereas the main chief is from Fort Rae. Being as a subchief in the outlying communities they have always been overlooked, we have never been looked after properly. Being as isolated as we are at least somebody should be listening to us. This is why you people should maybe come down to our community and see for yourselves the homes that we are living in.

We expect the chief from Fort Rae to speak for us but it is pretty hard for him to speak for us while at the same time he is speaking for his own community as well. Even for the people living at the mouth of Marion River there is about four families living there. The chief is not speaking for them and I am wondering who will speak for them if they want to build a home for themselves. Being as a band councillor from the out line communities I have talked to the people from the Housing Corporation in Yellowknife and put in some kind of an application for them to gain some necessary fundings to upgrade their homes or build new buildings for themselves at the community level. I have invited you and I am wondering if I can get a response right away on whether or not you will come to my community. Thank you for listening.

CHAIRMAN (Mr. Pudluk): For that invitation I cannot promise you whether we can go there because we already have a schedule. We have to go to Fort Resolution this afternoon and tomorrow we have to go to Fort Smith and Hay River. I am sorry we cannot make it this time. Mr. Sam Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Just talking with the co-ordinator about the trips to the smaller communities we are also looking at going to Jean Marie River and Trout Lake and Nahanni Butte. These are smaller communities that have invited us to there communities. The only problem that we have right now is that we have a travel commitment up until October and the territorial session starts in November. We might be able to go in November to visit these smaller communities during that month, this is what we are looking at.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. JOHNNY BISHOP: (Translation) I am one of the elderly people from this community. In my younger days I was raised around here and my father and mother both died here. When I was a young man at that time I moved to Fort Rae and stayed there for 20 years. I had a house in Fort Rae that was built in the 1950's by Indian Affairs and I have been asking the housing association and the people from the territorial government to repair my home for me but they have not done anything up to date. I then decided to move back to Lac la Martre. When I first came to this community there wasn't any home available to people just arriving back in the community. So they loaned me a building that was abandoned that I have repaired and have lived in up to now. Being an elderly person in the community and a pensioner as well you are always being left out because you have nobody to back you up. The older you get you can't help yourself, you can't go out trapping like you used to do in the past, so there is no income coming in except for the old age pension cheques that I get monthly. I would certainly like to see the people from the housing build me a new home if possible and hope you people can give me a hand on it.

We certainly welcome you to our community. You came here to listen to us and I express my concern and hope you can respond to my immediate action. We are here to listen to you too, so I hope you can have a decent reply for us as soon as possible.

CHAIRMAN (Mr. Pudluk): Sam Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Johnny, in my own area in Fort Providence there is one senior citizen that didn't get \$5000 for repairs to his house. I believe here in Lac la Martre there is one person that did get a senior citizen repair program. The only thing about the repair program for senior citizens is that there isn't that much money put into that program and it is one senior citizen in maybe each community getting some of that money to repair their houses. What the district office in Hay River is proposing is that some of the money that goes for the HAP program like one HAP grant is about \$38,000. What they are trying to do is redistribute one HAP house so that at least six or seven senior citizens could get \$5000 each to repair that program. The only other way of helping our senior people is probably through legislation, to increase the senior citizens repair program because it is inadequate right now. There isn't that much money for our senior people. So I thought I might encourage you and hope we can do something about it.

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

MR. T'SELEIE: Thank you, Mr. Chairman. Mr. Chairman, I want to go on the record right now to say that one of the recommendations, I want to say a little bit about what I think one of our recommendations should be, just for the record right now, so that the committee when it comes time to make recommendations can remember some of the situations that we have seen in our travels in the Western Arctic. I think this is the first community besides Colville Lake that we have seen where there is no Kousing Corporation rental housing and I think this is a major issue that has to be addressed in our recommendations. That people for years have been providing their own housing which is a good thing, but at the same time we have a Housing Corporation that says that it has a responsibility for housing all over and yet it is not delivering.

I am not sure if I am clear on what I am trying to say right now but I know I have talked to a couple of you about the situation that we have seen in these communities where, for instance in some communities we have seen the same population as Lac la Martre and yet the corporation is spending thousands and millions in that community on housing for fuel costs. In the Western Arctic we have seen communities basically independent, asking to remain independent except for more programs that would give them some grants to encourage themselves to own their own homes. In the long run that saves the government money and I wanted to go on the record today to point that out to the committee and just to be aware of it, that it is a major area. Because I think that at least half of the people in the Mackenzie Valley communities are not living in corporation housing and we have heard probably a couple of hundred people say the same things to us and I wanted to point that out today so that in the future it will be remembered.

Further to that I also wanted to say that all of these programs like HAP, Senior Citizens Repair, EARP programs, if you remember they are not the main programs of the Housing Corporation they are just something like tack-on programs. They are not major programs and what I have been hearing people say is that those are the programs they want to tap into. But with the way the corporation is today, the amount of dollars they put into that is basically just a drop in the bucket compared to the amount of dollars that they are putting into rental and public housing. So, I hear people saying that those are the kinds of programs that they are interested in.

CHAIRMAN (Mr. Pudluk): Thank you.

MR. HARRY ALEXIS: (Translation) I have a big family in this community too as well and I am living in one of the older homes. The roof is all torn up so there is a lot of rain that drips through and the wall is not all that good so in the wintertime it is cold. I am getting my pension now, just recently, and I am not able to go out on the land and trap because of my family. I have to look after them because they are still young and cannot look after themselves. Since my family is increasing I need an addition to my present building and would like some support on getting some lumber for the floor, windows and doors and maybe some roofing if possible and a stove. Also maybe some linoleum for the floors. I would appreciate some information on how to obtain some funding from any programs if there is any. Thank you, that is all I have to bring up for now.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Wah-Shee do you want to say something?

MR. WAH-SHEE: I am MLA for Rae Lac la Martre. I would like to thank the committee Members for coming down to Lac la Martre community which is in my constituency. I imagine the committee Members have heard similar concerns from the other communities that they have travelled to so far. However you maybe aware by now that some of the communities are fairly unique and different from others. In that Lac la Martre at the present time has under their housing program is basically log construction or constructed housing and as it was pointed out by John T'Seleie that in Lac la Martre we do not have low rental units. Most of the log houses that you will see in Lac la Martre were built by the people in the communities and they took advantage of some of the government programs which allowed the people to harvest logs to build their own units with some assistance to purchase housing materials.

This particular community is having difficulty in terms of housing repairs to the existing units. They have problems with continuing to maintain their units in terms of replacing windows, doors and in some cases to acquire woodstoves. However I will go into that later on. Under the home-ownership assistance program, there used to be a requirement that in order to be eligible for these various programs particularly for log construction you were required to acquire title to the lots before you can be eligible for home assistance program. Now this poses difficulty in some of the Dene communities, particularly in Lac la Martre, Rae Lakes, Snare and perhaps in other of the Dene communities because it is generally the feeling of the Dene people that why should they purchase lots within their own community when it is communal ownership, it is owned by the people in the communities totally. So it causes difficulty when the government makes a requirement on the part

a requirement on the part of the Dene community that they have to purchase title to their lots before they can take advantage of the various home ownership programs. What I would suggest is that the Government of the NWT consider an alternative to that, that the band council should be viewed as the one that owns the title to all the lands within the community on behalf of the tribe as a whole and that the band council can then lease these lots to the individual for the purposes of taking advantage of the various housing program.

You will see that in this particular community that most of the houses are built out of logs and it is basically the desire of the people to continue with more construction of houses made out of logs. So if we are going to continue with the log construction units then we are going to have to look at a variety of programs that need to be co-ordinated not only from the Housing Corporation programs but other territorial programs that may be interrelated. I will give you an example that the majority of the log houses units here burn wood. So we have to look at the availability of firewood. So if there are programs that allow the people to harvest logs to burn wood then we are going to have to look at some sort of a co-ordinated program, whether it comes under Economic Development or some other departments. If you build the majority of units in Lac la Martre that is going to require to burn wood then you are going to have to have a program in place which would support the people in the community to harvest firewood.

As well there is a need for community based maintenance of these various units. Granted at the present time every person that owns the log units, the tenant is responsible for looking after the maintaining of these units, whether it is repairs, replacement of windows, doors, etc. There does not appear to be a major program which support the people in the community to assist them to continue to maintain these units and home repair. As well you have heard that the people in the community would like to be more involved in the administration of home construction in their own communities. If you have a number of units allocated to Lac la Martre, for instance, then it is the community councils that should be involved in the administration of these funds to co-ordinated the requirements for the various housing materials and the timing when all these housing materials would arrive in the community. Somebody in the community obviously would have to be responsible for looking after these supplies.

The other point that I would like to make is that we have got to have a separate program for housing for the elderly. As you may be aware that some of the elderly people would like to live in the log houses, they want to continue to burn wood. However it is not possible for some of the elderly people to go out and harvest logs and be responsible to construct their own housing units because of their age. Under existing programs there is no money allocated to harvest logs for one thing. There is no money allocated for labour which makes it difficult for an elderly person to live in a log house and be able to be independent to have the opportunity to do so. You may have to look at not only wood stove for the elderly but you may have to look at oil furnaces in the long run as well. Unless this community wants to have an old folks home, that is an entirely different program but I think you will find that most of the elderly people would like to still continue living within their own homes as long as possible. You will find that some of the elderly are also living with their relatives. But we should allow a clear cut program for the elderly. Particularly in communities where you do not have low rentals.

I would also like to indicate to the committee that particularly for our area, Rae Edzo, Lac la Martre, Rae Lakes and Snare and possibly for Detah would be entirely up to them, but I would like to see a possibility in which the Rae area office could somehow be involved in the administration of the various programs and services to our area which would require the support of Lac la Martre community, Rae Lakes, Snare Lake and also Detah. This is something that should be considered. Of course it would require the support of the communities within our area.

The other part of the home-ownership program I think we would require is a training component, that if we are going to seriously consider a home-ownership program which allows the people to retain their independence and encourage the people to maintain these units because it will belong to them, then we will also have to have a program which assists them. You have received an invitation from the councillors and sub chiefs to come down to Rae Lakes and also Snare Lake. I hope that when you find the time that you will be able to make it to these other two communities because that gives you a better opportunity to see the differences between Rae Lakes and Lac la Martre and also Snare Lake.

I was asked to inform the committee that we also have some families that live in a small community of Marion Lake, it is not considered a community as such but we do have four families that live there year around and they wanted to construct their own log houses as well. They are not asking for similar types of services that the large communities would get but if that could be noted. So that is basically all I have to say and I would like to thank you for coming down.

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

MR. WILLIAM BEAVERHO: (Translation) I am a pensioner right now, retired from trapping which is the only trade that I did all my life. I have lived in Fort Rae for many years and live in one of the low rental homes. I live in the low rental housing and one time I went out trapping for two years and lived in a tent. When I came back to my house in Fort Rae my arrears had built up. The housing association told me that my bills had gone higher than what they were, so they asked me what I was going to do, was I going to pay it off or was I going to move out. I could not pay it so I had to move, this is why I am now living in Lac la Martre where I am originally from. Now that I am here I moved into one of the local abandoned homes. I would like to ask the government to support me in trying to rebuild the home and make the conditions liveable so that me and my wife and life in there. Being as a pensioner me and my wife find it hard to live in the condition of the house. I have quit trapping now for many years and the only income that I have is my pension.

All the people that have spoken about the conditions of their homes are telling the truth. It would be nice if the committee could come out and tour some of the local elderly persons homes. All the speakers here would like to invite you to their homes so that you can see for yourselves what type of buildings that they are living in. We have been left by ourselves for so many years, and this is why we would like to have the committee come and inspect our homes before you go back to Yellowknife. I would certainly like to see you people give us a hand and see whether we could gain some government programs to improve our present buildings. I have expressed my concerns regarding the conditions of my home and I would appreciate if you people could come down and visit my home. Thank you for coming down and listening to us.

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

MR. NICK MANTLA: I am from Lac la Martre and I am also the settlement chairman. I would like to thank you the committee for coming to Lac la Martre. As you can see from the concerns that my people have made, I hope you will take them very seriously and I just want to thank you for coming to our settlement. I have a few things that I have in mind about the housing projects that we get for housing in this settlement.

My concern is about the labour costs of building a housing unit which we don't get wood housing material that the NWT housing brings to this settlement. We only get the material for the housing and they don't include the labour costs for that housing project. It would be a lot better if they included the labour cost with the housing that they build for the people instead of us looking for other ways of getting money to have the house built in the settlement.

Another thing I have in mind with that is the training program should be included with the housing. As in the past we always get people to build houses without training and it is not done properly. Training such as carpentry, electrician and all other training required for the housing.

I have another thing in mind about the old housing that goes way back. The houses that are 10 years old and under that have been here in the settlement for a long time. These houses are pretty old and are not comfortable in the wintertime. In the summertime they leak and in the wintertime the water that you have in there freezes. All of these old houses are not well insulated, which is a major concern of these people because after all this is the North that we are living in. We feel that we should have a comfortable house to live in. Most of the people that I have talked to and I know I lived with my father before I got married, we lived in a house that is about 20 years old. Everytime we wake up everthing is frozen. In the summertime it is leaking all over, you have to look all over for pails to put under the leaks.

As you can see from the people that there is a lack of employment in Lac la Martre for people to earn their own money so that they can fix their own houses. It seems to me that we are all looking forward to getting some help from the NWT Housing or however is responsible for the housing program. These are some of things that I have in mind, so thank you for coming to our settlement.

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

MR. BALLANTYNE: I wonder if I can ask Nick a question? As John T'Seleie said there are no rental housing in your community, so that means that all the people own their own houses and are responsible to pay the heat, utilities and light in their own houses. Is that correct?

MR. NICK MANTLA: Yes.

MR. BALLANTYNE: How much for instance would it cost for an average house per month to operate? Like electricity, for light and heat.

MR. NICK MANTLA: Nobody uses furnaces around this settlement just only the government staff I guess. We all use the woodstove, it is a lot better plus the older people cannot get their own firewood. They have to pay in the wintertime the young people or whoever has a skidoo to get some wood for them, they have to pay out of their old age pension cheques. Same thing goes for the electricity. I would image about a little more than half of a pension cheque.

MR. BALLANTYNE: Okay, also as John said, one of the major problems that we have is that most of the programs that the Housing Corporation has don't apply to people that own their own homes. Most of the programs are to rehab rental homes or to fix up rental homes and that is something we have to look at. Because you said half John -- people who own their own homes in the Western Arctic? There are very few programs that they can go to to get any assistance, and that is the sort of thing that we are going to have to look at to see if the Housing Corporation and the federal government, CMHC, can deliver more flexible programs so that people who own their own homes can fix up their homes. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have a presentation?

MR. JOE CHAMPLAIN: (Translation) In listening to some speakers from this community express their concerns, it is true. I have been living here for the past 12 years, I have been living in one of the homes that was built before I got here. We go house to house because there is nowhere else to go in this community. We live here year around in all kinds of weather. Supposing it is a rainy day, we go and visit somebody else home because the roofs are leaking and we have pots and pans all over the house. So everything the previous speaker said was all true.

CHAIRMAN (Mr. Pudluk): If we could have a guide after the meeting, we do not mind going to see some of those houses. Is there anybody else who would like to speak? Any closing remarks?

MR. BALLANTYNE: On behalf of the committee, I would like to thank the council chairman and the subchief, the chief and the band council for inviting us to Lac la Martre. I think we learned many things from what you have to say to us and we will try to visit the smaller communities. As is now, we will be visiting 45 communities in the NWT and we travelled for two weeks in July, two weeks in August, two weeks in September, two weeks in October and two weeks in June. Many of the concerns that you have given us today, we have heard from all the other communities. Housing is a very, very difficult problem and we can't promise you that we will solve all your problems but this committee of MLAs will work very hard on your behalf and do our best to try to help you.

I would also like to thank you MLA, James Wah-Shee, who works very hard on your behalf and talks to us all many times of the problems in your community. So thank you very, very much for your hospitality and the words you have spoken today will help us in our work.

CHAIRMAN (Mr. Pudluk): Thank you, Mr. Ballantyne. I myself, the co-chairman, would like to thank this community for inviting us and for your hospitality and the very fine dried fish and coffee. If we could get a guide, some of us Members would like to go and see some of the houses. Thank you very much for coming. Mahsi cho.

---Applause

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT RESOLUTION, AUGUST 21, 1984

CHAIRMAN (Mr. Pudluk): I would like to call this meeting to order. Ladies and gentleman, first of all I would like to thank everyone for coming out today. I would like to thank Chief Robert Sayine and the community council for inviting the Special Committee on Housing to hold this public hearing.

The Special Committee on Housing consists of six elected MLAs and four alternate MLAs. We were appointed by the Legislative Assembly in February, 1984, to investigate the concerns people in the communities have about housing. I would now like to introduce to you the committee Members present today: Mrs. Eliza Lawrence, your MLA, representing Tu Nede; Mr. Red Pedersen, representing Kitikmeot West; Mr. Sam Gargan, representing Deh Cho; Mr. Michael Ballantyne, representing Yellowknife North, John T'Selele representing Sahtu; Joe Arlooktoo, representing Baffin South; and myself Ludy Pudluk, representing High Arctic.

Mr. Arnold McCallum, who represents Slave River and who also co-chairs this Committee with me, is out of the NWT at this time.

So far, this committee has held public hearings in 22 communities across the NWT. We have met with municipal councils, band councils and housing associations in order to understand the concerns these groups have about housing.

In addition to Fort Resolution, we will visit the communities of Fort Simpson, Snowdrift, Lac la Martre, Fort Providence, Rae-Edzo, Detah, Fort Smith and Hay River in August. After this tour is completed, we will visit an additional 15 communities in the Kitikmeot and Keewatin regions in the fall.

On the basis of what people tell us at the public hearings and other meetings held in the communities, this committee will make an interim report to the Legislative Assembly in November. A final report, which will include recommendations, will try to address the concerns raised in the communities.

An important part of this committee's mandate is to review the operations of the NWT Housing Corporation. This review will begin once we have heard from the people in the communities. We will study the present structure and operating procedures of the NWT Housing Corporation to see whether the programs are getting to the people in the most efficient and effective way. We will also make recommendations for changes in programs and policies that, we hope, will lead to some real improvements in housing at the community level.

I would like to emphasize that we are elected representatives, not government employees. We do not work for the NWT Housing Corporation or for the Government of the NWT. We work for you, the people of the NWT. This committee was formed because so many of us in the Legislative Assembly were always dealing with housing problems in our constituencies. The problems basically seemed to be the same across the NWT and your Legislative Assembly decided that it was time to take a look at the NWT Housing Corporation and talk to the people in the communities to see if there couldn't be a better way of providing housing.

Therefore, we have come here today to hear from you, the people of Fort Resolution. These community hearings are the first step in finding out what people think about the housing they have now and to collect the ideas people have for changes and improvements. At this point, we cannot tell you what our recommendations will be. We still have to visit many more communities to listen to the people and the review of the NWT Housing Corporation will take some time. We have to consider the housing situation across the NWT and look at where the money would come from to fund any changes we might suggest. We have a responsibility to make sure that our recommendations are realistic and positive. We are not interested in making changes just for the sake of change itself. Instead, we must make recommendations that would solve at least some of the major problems that we have heard so much about over the past few months.

At this time I am going to call upon other Members of this committee who may wish to make opening remarks. Your MLA, Mrs. Lawrence.

MRS. LAWRENCE: (Translation) All the people here are Members of the Legislative Assembly. I cannot make a decision by myself, so whatever you say will be listened to by everyone. Some people wish to have their own house and some people wish to buy the house they are living in now. Whatever you wish, we will make a recommendation on that. We have been travelling around for a long time, we have been up in the Arctic, some of the people in the High Arctic are even worse off than you. The boat only comes in once a year and sometimes they do not send the right stuff. The houses are not made properly. That is why the person sitting beside me is interested in what you have to say. I do not want to talk long, I know something bad happened, somebody died. I heard they are going to bring the body home to town tomorrow, so I will not keep you too long. Thank you. Mahsi cho.

CHAIRMAN (Mr. Pudluk): Thank you, Eliza. I will remind you once again that we have come here to listen to you. Since we do not work for the Housing Corporation or the Government of the NWT we cannot answer questions about their policies as they apply in Fort Resolution but we will meet with the district office of the Housing Corporation in Hay River this week. We will also review the entire Housing Corporation in the month to come. So your questions will not be forgotten, they will be recorded, as well as the response of the Housing Corporation.

Before I close I would like to say a few words about the public hearing. We are set up for simultaneous translation and today your interpreters are Sabet Biscayne and Smokey Catholique in Chipewyan and in Inuktitut, Malli Curley and Mikle Langenhan.

We are recording this meeting so that we will have a record of everyone and transcripts of the public hearing will be produced and copies will be sent out to you. It is necessary for anyone who wishes to speak to come forward to this table and speak to us through the microphone. The interpreters will hear your remarks and they will also be recorded. We also ask that you state your name before beginning and that you remain at the table following your presentation in case any of the committee Members has a question to ask of you.

I will apologize because something has happened in this community and I know you are not very happy because it happened twice, last week and this week. Also myself, I lost my brother-in-law about a week and a half ago, I was going to go home but I decided to come this way to see you to hear you voice your views. I am sorry about it, very much. Joe would like to make an opening remark too.

MR. ARLOOKTOO: (Translation) Thank you, Mr. Chairman, I would just like to make a short comment. My language is Inuktitut. I am very happy to be able to come to your community. I am from the East. I have seen a lot of different types of housing in my travels. They have a lot of different assistance programs and some of them are not assisted by the government. I am happy to be able to be part of the committee and I will listen to your concerns.

I would like to make a closing comment. I am happy that we are able to speak our different dialects such as Inuktitut and your dialect, as well as English. I am pleased about that because we are able to help each other and understand each other better. I would like to close for now and say thank you very much.

CHAIRMAN (Mr. Pudluk): If anybody would like to make a presentation, please go ahead. If there is nobody, we can stop the meeting right now.

MRS. LENA McKAY: I just want the Housing Corporation to know that my greatest concern is with our old folks in Fort Res. Last year there was two people that got kicked out of the old folks home. I hate to see that, old folks getting kicked out. They are both sitting out here today -- Lucienne Buggins. It really hurts me to see those people get thrown out in the wintertime. My concerns are with those old people, and if I could do something for them I would help them today. You guys are here to make things easy for us and I hope you can do something for our old people because that is my greatest concern. That is all I have to say to you.

CHAIRMAN (Mr. Pudluk): Mr. Gargan.

MR. GARGAN: Mrs. McKay, in a lot of the communities that we went to, one of the recommendations that has been emphasized is with regard to the senior citizens. Our senior people have earned the right to a peaceful life and they should not be burdened with rent. I find that to be a problem in a lot of the communities. There is also a problem with providing adequate wood for our senior people. We go and burden them with these rents that sometimes not realistic to their own income. One of the things, if and when, this committee does get an interim support, I will support recommendations to emphasize that senior citizens should not be paying rent for where they are staying and they should be provided with better shelter.

MRS. LENA McKAY: But that is not the case here. They pay rent, and on top of that they get thrown out, just for having a drink. I do not think it is fair to them. I can't see it. I think we should respect our elders and give them the best. They are too old, they cannot do any harm and we should have respect for them. I hate to see them out on the streets. I hope it never happens to us again in Fort Res.

CHAIRMAN (Mr. Pudluk): Anybody else? Mr. Gargan.

MR. GARGAN: Again, in most of the communities that we went to a lot of the concerns -- I just want to highlight some of the stuff that has been identified as problems, and that is in regard to corporations or associations at the community level being underfunded to maintain houses in the communities. The rent scale is another one that is causing a lot of problems in the communities, because whether you are here or in the High Arctic you pay the same amount of rent and that is 25 per cent of your income. Should we change that scale? The attitudes of headquarters staff in the district offices too, they do not really know the issues of the communities yet, they are in to so many housing programs without actually knowing or understanding the consequences that could lead to a lot of operations and maintenance costs. We are looking for long term solutions, goals. If we make those decisions now it is going to affect everybody, so we need the participation of everybody here, individually, community wise, regional wise and territorial wise. We will base our decision on that collective base. So anybody who has concerns, we really want to hear them. Thank you.

MR. LLOYD CARDINAL: I would like to thank you now for coming down to Fort Res and giving us this opportunity to express our views. First of all I would like to begin on the management part of the structure of the Housing Corporation. I think if unnecessary costs were cut from the management level, maybe to revamp the structure of the Housing Corporation to meet the needs of the people. Unnecessary money that is being spent now, perhaps could be put into different areas of housing programs, specifically home-ownership.

A lot of money is being spent on the management part to construct low rental units after they are being completed. A lot is being spent on the delivery of small housing programs, specifically home-ownership again. The other portion, rural and remote, does not even meet the needs of the people in the community of Fort Res. A lot of money is being spent on programs that we do not even see here in the community because the people in this community do not need the needs of those programs. So the needs of the people should be met, bring the Housing Corporation structure down to the level of people in the community. We know what they people of this community want, not people from Yellowknife who are dictating the policies and the criteria that people would have to meet in order to be eligible for these programs.

I would like to now talk on home-ownership. More money should be spent on home-ownership programs, specifically the HAP program. In this day and age when government is pushing for development and telling people to be aware and ready for megaprojects, on the side of socioeconomics and environment, shouldn't housing be the priority issue so we can adapt more readily to the projects that the government are trying to push down our throats.

I think the basis of how we live and how we adapt to such projects coming in the future, start at home, a comfortable home and a home that we can all call our home.

MRS. LENA MCKAY: We live in slums, in the dumps. Give somebody something half decent to live in.

MRS. LAWRENCE: Lena, would you like to come up to the mike?

MRS. LENA MCKAY: You can hear me, you don't need a mike for my voice.

MRS. LAWRENCE: No but if you come up to the mike it is all recorded and translated and we will have copies of it. So if you want to come up to the mike along side of Lloyd, you can take turns. Would you like to do that?

MR. LLOYD CARDINAL: If I could just continue here. When we own our own home we have the responsibility of maintaining and operating it. People living in low rental units are dependent on the government, consequently are unable to cope and maintain for themselves. I think that is something that I hope you have heard a lot of throughout your travels. It is something that I would like to stress to this committee that people in low rental units are dependent on the government. I would like to touch a bit on the low rental units. One thing before I do, I know every tenant is encountered and faced with an agreement, one clause which reflects what I just talked about -- megaprojects and development and this sort of thing -- is an agreement that specifically says that we should not be allowed to promote or start a business in a low rental unit. Government are now encouraging economic development, why then should we be unable to start a business in a low rental unit? When government are promoting free enterprise, shouldn't it be allowed to flourish wherever possible?

I would like to say, stop building low rental units that are costing the corporation bundles of money and start building honest to goodness home-ownership units. To build low rental units in our community is a slap in the face when we have the resources here, the skills which we are unable to utilize, the manpower -- 50 per cent of them are unemployed. Resources, we have the sawmill here, the logs, lumber that is needed to build houses. Money saved on low rentals are moneys that can be spent on home-ownership programs. Costs to management level can be reduced by cutting out low rental units.

In 1980 the O and M of the low rental units was \$19.9 million. In 1981 that level increased to \$35.08 million, in 1982, \$43.9 million was spent on O and M. As you can see from these figures as the years go by the costs of maintaining these low rental units are increasing dramatically and a lot of money is being spent just to look after these units. So I think what we are looking at here is more money that can be freed up from other programs that do not suit our needs, money that the administration is using to deliver programs that do not even effect us, unnecessary money that is being spent by the committee. I think we should free up more money so that we can have home-ownership programs available to us that suit our needs.

In 1981 or 1982 a pilot project was started here building log units. We had five of them built and they are all good units. Why couldn't something like that have kept on going? Why just a one year thing? Look at the HAP programs that we delivered here last year, four of them built by the people of the community. Labour money that our community manager had to go out and get and now this year they turn around and say there is no money available. This year they turn around and they are building four low rental units. What for? These are just some of the concerns that I have for you, I hope something will come out of it and maybe make recommendations to the whole Assembly. Thank you.

CHAIRMAN (Mr. Pudluk): Anybody have a question from this committee? Mr. Ballantyne.

MR. BALLANTYNE: Thank you very much for your points, they are very valid and we have heard the same concerns that you have expressed from just about every community. I would like to ask you, do you think that log homes are a viable answer here? Would you like to see more log homes in your community?

MR. LLOYD CARDINAL: Well I use this as an example of what this community can do. I am not saying specifically that we want log houses. I refer to that and also last years project which was lumber built.

MR. BALLANTYNE: I am asking because log homes have a lot of potential here in the Territories. We can harvest the logs here in the Territories, create employment in harvesting of the logs, create employment in the actual building of houses. Especially in the Western Arctic, many communities are interested in developing programs in log houses. Do you think people would rather have log houses here rather than stick built houses?

MR. LLOYD CARDINAL: Well I can't truthfully answer that because I don't know the actual thoughts of everybody here in the community but I think the five people who have log houses are very, very satisfied with them and they are well appreciated and they are being well looked after. It is a start.

MR. BALLANTYNE: Last year I think there was only \$2.5 million in the budget for home-ownership programs, if we increased that people still finding problems with that program, problems in finding the labour money, you have to find it from a different source, if you are making too much money you are not eligible. Do you have any ideas how to make that HAP program more accessible to more people? Sometimes they will give you the \$30,000 or \$38,000 and then you have to find the labour money from a different source and that is difficult. Do you think single source funding would be helpful, increasing the income that you can make and still be eligible, would that be a good idea?

MR. LLOYD CARDINAL: Well I don't know. But I think the number one priority in housing eligibility should be on needs rather than on affordability.

MR. BALLANTYNE: What would you suggest for people who have a low rental and let's say the government would provide them with a house, how would they pay for the operating costs of the house? If they don't make enough money?

A SPEAKER (Female): He wouldn't know because he has a high income eh?

--Laughter

MR. LLOYD CARDINAL: Well there is a starting place for everything, as you know. A person who has been dependent on the government for so many years, well actually before low rental houses were introduced to the community, people had their own houses. They did their own thing with their hoses and they maintained it properly. Then the government come in and established low rental units, saying to the people, you give up your house and we will give you a low rental unit. You can live in it for free. What has happened is that the people are dependent on the Housing Corporation or the government to maintain it for them. There is where you have to start. That person who is getting a house should know, realistically what he has to do in order to maintain it. We are not that far under, that a person is useless.

MR. BALLANTYNE: So basically you think that home-ownership is the answer in your community.

MR. LLOYD CARDINAL: Well sweat equity should have a major play in home-ownership programs. They had a program in northern Alberta, I believe, for an example four people were going to be getting units. Those four people had to work alongside the people who were also building it, but they did not know which house they were going to get until it was all completed. That was their sweat equity. Introducing something like that I think would I think would start them off on the right track.

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

MRS. LAWRENCE: Lloyd, thanks for your concern and your views. We encourage everyone to tell us their views and hopefully we will make recommendations for the better. Home-ownership is a big concern in some communities. Some people would like to own homes but they only allow two or three home-ownership grants. It is causing more hardship than good because there are 10 people in line and there are only two who get it out of 10. I would certainly encourage any home-ownership in our area because we certainly have enough logs to build homes. Mahsi cho.

MRS. LENA MCKAY: Last time the Housing Corporation people came from Hay River they said there was going to be no more home-ownerships in Fort Res because there was about four homes not finished in Fort Res. But I live in a log home and I am telling you, getting away from low rental was the best move we ever made, even though our house wasn't finished, we moved in there and I am telling you it's a lot better than low rental. I lived under low rental for six years. I used to wash my floor and the water used to freeze and my kids could have skated on it. That's the kind of homes we got in Fort Res.

People are crying and complaining and they talk about tenants having to follow their agreement. What about the landlords part of it? The landlords should be there to see what is going on. I even asked a guy from Housing, I don't know what the heck his name is, but I asked him to spend a night at the house to see what it is really like to live in a low rental house in Fort Resolution. It's the pits and I'm glad to tell the committee Members this. It's the pits and I', glad I moved out of there.

CHAIRMAN (Mr. Pudluk): Those receivers are not to be taken outside, so please leave them when you are finished with them. Eliza.

MRS. LAWRENCE: I would just like to make a comment on some policies that were set by the Housing Corporation. Even the rent scales are set up without any involvement of the people in the community level. One of the policies that were set for home-ownership was, if you make over \$25,000 then you are not entitled to that grant to own a home and if you make under then you are not able to maintain it, so you are not able to get the home. So it just seems that there are so many guidelines and policies set, so any recommendations you people could make, we would be glad to hear it.

MR. CECIL LAFFERTY: I do not want to go into too much detail. I think Lloyd Cardinal pretty well brought out most of the communities concerned. With regards to Mr. Ballantyne's question to Lloyd Cardinal about low income people for home-ownership. That is no problem in a community like Fort Resolution. Low income people can always burn wood and that is what people are looking forward to. So that should not exclude the low income people from home-ownership.

Also that last word that Lena said that started with a "p", should have started with an "s".

---Laughter

Going on to home-ownership, I had the pleasure to experience a home-ownership program here last year, we built four units which I think is the answer to the communities problems. With home-ownership programs you don't have people crying back to the Housing Corporation that houses are run down, not maintained and they are not paying rent and so forth, and you are not kicking people out. You are not creating problems, with the home-ownership program you are solving the problems. Also once you build a home it is not subsidized for 20 or 30 years after. It is given to the home-owner, it is his responsibility, he has pride and respect for his house. It is a proven fact in a community like Fort Resolution.

Some of my experience with the home-ownership program last year. The program is okay, but as we went along a lot of the material packages are changed by the Housing Corporation and their staff. A home-owner did not really get what he requested because somebody in the head office goofed up.

Another problem that I encountered when I was dealing with the Housing Corporation at the regional and at the head office is that there was too many people making decisions. There were people all over the place making decisions and nobody really knew what was going on. It just caused problems in a community.

Based on those experiences I think that home-ownership, whatever low rentals are left over, should be turned over to the local level for local control. In fact, even better than that, the houses are left here that can never be repaired should be given to the people to do what they want with them -- that's your house you can do what you want with it, because you will never repair it up to standards and you will never get enough funding to do it. You are expecting people to pay full rental when the houses they are living in are not up to standards. People are getting kicked out because of that. So I think everything is strongly toward home-ownership and I think that this board should recommend that home-ownership is a strong priority and it should support that.

Going on to senior citizens, I think they should be taken care of a little better, with better facilities. The facility that we have here, whoever designed that, I don't know where he comes from but he built it 10 feet off the ground. You can't expect a 90 year old woman to climb into that building but they have been doing that. It is very poorly designed and that should be looked into. The home care for older people that require it, should be looked at. The community council has already looked into the matter, we have a proposal out but we require support. I think this board should support our request and proposal that has gone into Social Development.

With regard to the senior citizens repair program that they have introduced last year. All they did was tease people. We only had one program in Fort Resolution and they have that program available. If they don't have enough money why start programs that they can't complete. So I strongly recommend that they should get enough money to repair private homes and also to upgrade and make the senior citizens liveable.

With regards to the home-ownership. I will touch back on that again. You are all aware that the Housing Corporation offers the package and it is the communities responsibility to go and find the funding from CCDP or Canada Works or Indian Affairs. It is fine if you get it, if you don't it is actually up to the home-owner to find ways of building his house. The programs that are offered are very minimum wage, \$200 or \$210 a week, whatever it is and it is hard to get people off the streets to work for \$200 or \$210 a week when unemployment insurance is giving just as much, welfare is giving just as much. So it is hard to get people to do that. We managed to build four houses last year but I found it was very difficult to keep a steady worker on for \$200 a week. So that should be looked at.

I think I touched on the head office and regional office. Everytime we have a problem we have to call the regional office. They can't make a decision so they have to call Yellowknife and they got to talk to five or six people in Yellowknife, get back to the regional office and then get back to the local level. In the meantime we have problems here and the guys in Yellowknife can't really make up their minds, the guys in Hay River can't really make up their minds. So to eliminate all those problems, a lot of the powers and controls should be transferred over to the local level where we can manage it properly.

Home-ownership should be geared to log or stick homes. It will be up to the individual -- he or she. The policies that are drawn up for the low rental units are drawn up with absolutely no input from the local level. It is drawn up by someone in Yellowknife or whatever, there is no local input as to rental scales or lease agreement, it is all done in Yellowknife. There should be some local input, they are going to have to compromise on both sides but it is just like a law that is set, I think it should be so that both sides understand. This is not the case now. This is all the concerns I have now.

MRS. LAWRENCE: Your concern is similar to all other communities. We hear the same story all the time. I understand that there is some northern rental units that are abandoned or stripped and there is just the shells given to people, what are they talking about?

MR. CECIL LAFFERTY: There are four or five houses that were going to be demolished because they are being replaced with new rental units but the council here said instead of demolishing them, just give them to the council and we will give them away if somebody can make use of them, repair them and live in it. They are bigger than some of the small shacks we have. So that is what happened.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: I see you have 29 northern rentals. Have these northern rentals been offered for sale to the people and is there any interest of the people to purchase these northern rentals?

MR. CECIL LAFFERTY: Lately it has been out in the community that they have the option to buy. What they are worth, I don't know? I don't really know the details but I know they are available. I don't know if they have to be brought up to standard before the Housing Corporation will sell them or sell them the way they are, I don't know. It has to be looked into.

MR. BALLANTYNE: I understand that they sell them exactly the way they are and they rehab them, northern rental. If they becomes public housing then they will offer them for sale. One of the problems that we found in other communities is that the houses that are in very bad condition, the people do not want to take them over because they are so expensive to operate. I just wondered if you had the same experience here.

MR. CECIL LAFFERTY: Yes possibly the people do not want to take them over but if we give it to them for nothing I think you would be saving a lot of headaches on both sides.

MR. BALLANTYNE: You mentioned one of the problems we have heard in other communities about getting labour money for the HAP program. Do you see any ways that the HAP program could be improved?

MR. CECIL LAFFERTY: It can be. Based on my experience last year, the way that HAP program can be improved is that the funding be turned over only to communities that can manage the money, I am not saying all the communities. And also to find a subsidy for the labour dollars only then you can do proper work. Like last year, because somebody at head office made a mistake on ordering materials -- all the materials have changed. The cost went up because of somebodys mistake, so they had to cut off some of the mechanical work like wiring, installing the pressure system, hooking up the power and so forth. The home-owner had to suffer because of somebodys mistake. I think if things were done properly with both home-ownership and the Housing Corporation, that things could have been worked out better. We would have a better relationship.

MR. BALLANTYNE: I understand that there is five or six designs for HAP housing, do you think that the people should have more input in the design of houses? Are people happy with the design of houses, for instance the houses you built last year?

MR. CECIL LAFFERTY: The people who received those houses are happy. With regard to the design, I think that there should be more input. I know the four people who received those HAP houses last year, had the opportunity to sit down and redesign, if they did not like certain walls here or there they had the option to move it. We have a local guy here in town, Donnie Morin, who is in the log business, he helped designed those prints that they have available. There could be input from other communities also, there could be more than four or five designs so people had more choice.

CHAIRMAN (Mr. Pudluk): Any questions.

MR. JOHN BJARNSSON: I am a contractor, I am building some of the rural and remote low rental houses in town now. I was going to make a comment on that and a couple of other things. Younger people in the age group of 20 to 25 come to my place wanting to know how much it would cost to build small houses, by small I mean 12 by 16, just something so that they could get out of their parents homes. They realize when they are talking small they are talking about something that they can afford to maintain at any time. I don't know if it is something that housing doesn't want to do, building small houses because of the possibility of creating slums later but I know that there are a lot of young people that are interested in that.

I like what Lloyd said about the low rentals as opposed to the home-ownership. I believe the home-ownership program last year came in under \$50,000 a house and I am presently building some that are running at under \$100,000, with housing management costs added into them. The houses that I am building are designed with a tremendous amount of waste cost in them that don't translate into a comfortable house or usability. Something else involved in the houses that housing is putting out for the contractors like me to build -- there is a lot of desire in the communities for community involvement in building these houses. These houses are inspected by engineers and it makes it hard for the contractor to hire a lot of local labour because of the high degree of spec and unnecessary building codes and styles that are designed into them. They are made difficult to build for the average people. The home-ownership programs that were designed and put in last year were -- I have never seen a simpler design, they were very good they were very easy for the people to build. Like Cecil said everybody seemed to be very happy with them.

The five houses that I am building right now in the community, I am having trouble getting a flow of local people working for me, I am having to spread the work out and trying to find spots to put in because of the high degree of skill required to build them. Most of that skill is there because housing has found it comfortable to hire engineers who find it comfortable to put a lot of stuff into houses that don't require it. Housing has been built for thousands of years, literally, up until the latter few years, the last 20 or 30 years most people have built their own houses and we are quite happy with that. Most people can't build these houses that are being speced by engineers and most of these houses are not needed anyway. They are just totally overdesigned and the cost of maintaining them afterwards is great for the first 10 years because they have everything but after that when the things start going down a little bit again, the costs are high on maintaining them. I think Lloyd also mentioned that on his houses, that the cost is escalating on maintaining them. I don't have too much else to say on that.

CHAIRMAN (Mr. Pudluk): Thank you. Mr. Red Pedersen.

MR. PEDERSEN: You say you are building houses. Exactly what type of houses are they, are they two story type?

MR. JOHN BJARNSSON: No, they are bungalow.

MR. PEDERSEN: You mentioned young people coming to you wanting quotations on smaller units and you were wondering if there are any being built. There are indeed some being built throughout the NWT this year in a number of communities. They are called nine-plexes, in some of the row housing units that contains eight one bedroom units and a three bedroom supposedly a caretaker unit on the end. We have not seen any of them yet but we have seen materials on site in a couple of places but we have yet to see the final results, maybe some of them will be in later this year. That is all for now.

MR. JOHN BJARNSSON: I don't think nine plexes are what these people are wanting, they are wanting something for themselves and not something that they have to worry about if their neighbour is having a party or if they want to have a party or turn their stereo up loud. They want individual small houses, just some place that they can call their own. They realize of course that they can't afford to maintain these bigger houses with all of the facilities, they don't want all of the facilities like running water and flush toilets and everything like that. They just want something that they can put a woodstove into and have electricity so they cook and sleep in it. Porta-potty is something still pretty popular around here.

CHAIRMAN (Mr. Pudluk): Mr. Ballantyne.

MR. BALLANTYNE: Thank you for your comments, you are quite frank and it is good to hear that. I wonder if you could perhaps write a letter to us and give us some examples as to how some of the houses are overcomplicated. Because that is a new side, we have heard that in many communities that here has not been very much local hiring but no one has ever given us one of the excuses as it were that they could use. Could you give us now or send us a letter of some of the examples of these things that are put in houses that are not necessary, that make it difficult for local people to be involved in building these houses. We would very much appreciate that.

MR. JOHN BJARNSSON: I could do that. I cannot do it now but I can write a letter and answer as to some of the stuff that is put in the houses that is not required.

CHAIRMAN (Mr. Pudluk): Could you please sit there for just a second. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. As a contractor you would probably know the building code that is used by the territorial government. In your opinion would you say that they are built to the maximum building code or barely to the minimum?

MR. JOHN BJARNSSON: The houses are built by housing. The ones that we are doing are built almost to maximum specs in a minimum house. Like they are small -- I guess a guy could use the word "shit box" but they are highly speced, everything is up to CMHC standards or better and that again makes it hard for a lot of unskilled local involvement in these houses. And I can understand because in this community there is no problem at all to the extent that people can build their own houses, they have the experience here, there is a lot of experience and yet I am having trouble incorporating a lot of labour. I am going all local labour in these jobs but it is a problem. In some communities contractors are have a tremendously hard time incorporating the local labour.

I was up in Repulse Bay last year, they had a design of a house going in there that had insulated metal panels 20 foot by four feet, they were sort of a prefab engineering design that somebody came up with in Manitoba. It was just totally impossible to incorporate any local skill, just totally impossible. Housing is just too simple to be made that way. I know one of the problems is incorporating of engineers instead of contractors or people with contracting skills, by housing. I don't know if the universities have pumped out too many engineers and they have to find a place for them but they sure are not required in the housing market. It should be considered way beneath their skills to even be there, it is a shame that they even get involved in housing and because it is way beneath their abilities. I guess they got to find something for using themselves. They have to incorporate some of their knowledge in some of the things that they have learned and such. But the housing doesn't require that.

MS LUCIENNE BUGGINS: Excuse me, Mr. Chairman. John I would like you to use simpler terms. You know we are not all educated like you and a lot of the people don't understand what you are talking about, so I wish you could use simpler terms.

MR. GARGAN: I guess I am going to ask for another professional opinion. One excuse that the Housing Corporation uses a lot of the times in the communities, in regard to the terrain and the environment. A lot of the communities do have good solid soil and gravel but they don't seem to be promoting basements. In your opinion with Fort Resolution for example, because you are working here, does this community have potential to have basements built?

MR. JOHN BJARNISSON: Somebody came in here a couple of years ago and did a study and said that the water table was a foot to two feet below the surface and Housing has based their building, since then, on that factor. The water table here, I believe, is between 12 and 16 feet. I just by chance ran into that engineer who did that study. I don't know how they got that information, I think it was done when the ground was still frozen a few feet below the surface and it was retaining the water. Until the frost goes out of the ground the water won't run away. There is a lot of belief and talk about permafrost. Permafrost hardly exists at all where the sun can get at the land. It exists out in the bush where there is shaded areas. But like in communities where the land is cleared off, there really not that much permafrost at all, and I think some of the decisions are based on that.

MR. GARGAN: Thank you, you have been very helpful.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have a question. Thank you. Is there anybody else that would like to make a presentation?

MS LUCIENNE BUGGINS: (Translation) I really need a house right now. I would be very happy if someone could make a house for me. It doesn't have to be a very big house, just big enough for myself and my brother. That is all I want. If they build me a house I would be very happy, I don't want anything else, just a house with all the right stuff in it. If that happens then I would be my own boss of my house. Thank you, that is all I wanted to say, I said it and now I feel fine.

CHAIRMAN (Mr. Pudluk): Thank you.

MRS. LAWRENCE: (Translation) If you are finished then, thank you.

MS LUCIENNE BUGGINS: (Translation) If the house was made just for me, I would feel fine. I would be happy just living my myself.

MRS. LAWRENCE: (Translation) I will make a house for you tomorrow.

---Laughter

---Applause

MS CHARLOTTE JEROME: (Translation) I don't know how they make a house. I have been living in my house for 11 years and every year they have been making me promises, I want a new one. There are four of us and we have been living in the house for 11 years now. They always promise us things but we never get it. When we first moved in they said after 10 years it would become our own house and still nothing, we still pay for it. We don't know what the agreement is, it is not even my own house. I have been asking for a stove for how long now and they still have not given me one. That is all I wanted to say, thank you.

---Applause

CHAIRMAN (Mr. Pudluk): Thank you. Would anybody else like to make a presentation?

MR. JOHN SAYINE: (Translation) I have been living in my house for the last 15 years and they are always promising me that they will be fixing up my house next year. My stove in my house is not very good. My in-law bought it so now he has a cook stove. I don't know what they mean when they say they are going to fix it because every springtime they come over and write everything down and say what they are going to do. Then they take it back and then we never see anybody again. You people were coming around buy you never came to my house. I have been living there for about 15 years now. I have raised five children in my house. Other people that are thrown out, I let them stay at my place because I feel sorry for them. If they want to leave then they can just go. I am not working and the house is in my name. When they first gave it to me, they told me it was two dollars a month and since then it has been going up. Now I pay \$32 and my kids don't work. When my kids were working I was paying over \$100. Now my bill is very high, it is over \$1000 now. It hasn't been in my name for the last four years, it is now in my wife's name. Thank you.

CHAIRMAN (Mr. Pudluk): Thank you. Anybody else have a question? Is there anybody else who would like to make a presentation?

MR. JOHN RYMER: I had a house one time. I stayed with my sister in Fort Simpson for three months. Welfare pays for my rent. I look after myself. Twice a week I work for the garbage, I work Monday and Friday and make \$40 a week. An old lady makes \$200 a month and she can't cook for herself, I cook for her every morning. In the wintertime I come back here and look after the old lady, she is half blind and she can't look after herself. They took her house away for no reason. I need help, I had a hard time, it's a good thing I worked for Jack last winter. Tuesday and Friday I got \$15 each day. I'm stuck now and I need help. Me too, I'm half blind too and I can't work like I used to. Welfare says I can work but I can't like I used to. I'm 57 now, on July 14th I was 57. I think I'll go to Yellowknife next month.

CHAIRMAN (Mr. Pudluk): Thank you. We just heard that we have to be at the airport at 10:15 because there are no lights out at the airstrip.

MRS. LAWRENCE: Thank you, Mr. Chairman. I have a couple of recommendations to make to the committee, not as a committee Member but as an elected member for Tu Nedhe. Before I do that I would like to encourage more people to come up and put their concerns to the committee. Sorry, but I didn't realize that there was no lights out at the airport, I just assumed that there was lights. So now we have to leave at 10:15. Does anybody else want to speak up. Okay the pilot wants to say something. I guess the pilot is going out to the airport to see if he can put the lights on. There used to be lights but they have been out since last Friday. Is there anyone else that would like to speak up?

MS VIOLET BAILEY: I brought this matter up to Fort Res housing and finally they said they could not do anything about it. They over charged me for four months rent at \$390 a month. They guy that I was living with at the time was renting from low rental in Fort Simpson and I couldn't see myself paying \$390 out of my wages at the Bay. That was in 1982, August, September, October and November. My rent was supposed to be \$99 a month and they charged me \$390. I brought this up to Fort Res housing and they said they could not do anything about it because all the files were taken to Hay River and they could not correct their paper work. I am wondering if there is anything that can be done about it because its about \$1500 out of my pocket and I cannot afford it. That is all I want to say.

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

MRS. LAWRENCE: Thank you, Violet. I would just like to make a comment. The rent scale is set by the Federal by the Housing Corporation and we have a lot of complaints about the rent because there was no input from the people at the community level. They hired some consultants and set the rent scale according to Federal rate and it is very hard especially single parents. One concern that was brought to our attention was that they deducted the rent on gross salary not on net salary because some of the money on gross salary is already committed to different things and still they base it on that. So your concern is recorded. If that is all, nobody else wants to speak because they are too shy and sitting way in the back, I would like to make a couple of recommendations. I will just make them in English because it is translated anyway.

The things that I would like to say is that it is our fundamental rights of people to have adequate housing. I think we are neglecting our elders the senior citizens. I realize that they are dying off so fast. I would like to make a recommendation to the housing committee members to seriously look at the homes that they own now, to try and maintain it so that they can live peacefully for their last days. A lot of them don't wish to go into senior citizens homes and if they have to pay power in their own homes they should be subsidized so that they can have free rent. I would like the committee to seriously consider to encourage and make more funding available to the Housing Corporation to encourage home-ownership especially in this area since we have all the logs that we want. I would like the Housing Corporation to change their policies so that we can purchase our lumber right here from our local sawmill. It doesn't seem fair when they are subsidizing our sawmill and on the other end we can purchase lumber from the Territories.

The last recommendation that I would like to make is that arrears should be forgiven on the house that they are living in right, now for mismanagement for the way it has handled the program, poor explanation, not proper explanation given out. The policies and everything set by the Housing Corporation, the district people can make any decision, therefore the local people that are working are having a hard time in dealing with these programs. So I would like to see all arrears forgiven and outright purchase of the northern rentals for people that wish to purchase them, some of them are in very poor shape. Like Cecil Lafferty mentioned it would save a lot of headaches on both ends. Before I finish off, these are the recommendations that I would like the committee to seriously consider.

There was a time when we used to own our own homes. We didn't depend on the government subsidy or nothing. Then the government moved in and moved people into low rentals, changed the policy in the meantime and destroyed their real homes to the point where people are helpless, they don't know which way to turn. It is causing a lot of hardships, a lot of internal fights, I don't have that sort of time for fighting. Therefore these are the recommendations that I would like to make to the committee. Thank you for everybody coming to hear our point of view, and also for them bring out their points. If there are any other speakers please do so now because we are running out of time. Mahsi cho.

---Applause

CHAIRMAN (Mr. Pudluk): Anybody else like to make personal remarks from this table?

MS LENA MCKAY: This senior citizens program, I have a great concern about it because we were told that there was a lot of applicants in this town. It is now two years down the road and the way I see our old people dying off I think we should hurry it up and make it a little bit more comfortable for them. I think that the whole executive should take a look at the homes that we have in this town, take a close look at it. The houses here are not even fit for humans to live in but this is what we are getting dishd with. I think we should consider our old people and if there is anything that we can do we should hurry things up a little bit because I know there is a lot of applicants for the senior citizens program but it is a long way down the road. I am council and I know what I am talking about, so I think we should try and improve things for our old people, lets give it a try. Thank you.

MS LIZ BEAULIEU: Eliza was talking about the regulations. When I first moved into my house 14 years ago, everyone was given an agreement. On the regulation it says that even if a person works they will not have to pay rent any higher than \$60. When Joyce Beaulieu took over from housing she said there was never no such papers or whatsoever to show about regulations. But I am wondering where she got the errors from if there was no such paper to show. Five years ago someone shot through my house and everytime we have a meeting I have asked them to repair it. I had my cupboards, walls, ceilings and windows shot through. I was lucky my children did not get killed. They were smart enough to run into one bedroom and lay down on the floor. I have been asking them to repair those windows and everything in the house, all they say is yes. Seven different people have come to measure my windows, so I am wondering if I am going to get it in silver or gold...

---Laughter

...since it has taken this long. A couple of years ago I brought it up to the meeting again. I asked them when are you going to repair my cupboards and walls because I have great big holes. Housing authority in Hay River said that if they gave me the material would my husband repair it himself. He was willing to do without pay, if you give me the material I will fix it up. I got a letter from housing from Fort Resolution and a letter from Hay River saying they were giving us the material. To date I haven't got it yet and I am without windows. Everytime I bring the subject up to the meeting they just yell at me and call me down. Is that the way to get things done in your house?

I am also wondering why everyone has running water in their houses and they never did put any in my house. I think I am the only one that digs a toilet hole outside and has an outdoor toilet. My water is running right outside my house, there is a pipe sticking out from the house. That is hazardous, germs spreading all over around my house. If I told them that they would just laugh at me again, maybe it is because I am small. That is all for now because I have a bad cold.

---Laughter

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

MR. GARGAN: Thank you, Mr. Chairman. I just want to read you a paragraph about the history of the Indian housing in the NWT. Actually the program started in the Eastern Arctic. It was called Eskimo Rental Housing Program and it started in 1965. At that time two dollars was the monthly rent. They changed that to include the Treaty Indians. It turned into what they call the Northern Rental Housing Program. That was in February 1969 and it was based on 20 per cent of the family income and the highest a person could pay was \$67 a month. For the pensioners and the welfare recipients two dollars a month. Now I guess the Northern Rental Program, 33 percent of your actual rent that you pay goes toward the purchase of your house also a \$100 per year is put in which they describe as the reserved account for tenants. I guess a lot of people have put a hell of a lot in 20 years into these rental programs. Most of these people that have bought houses and we have a list and it goes anywhere from a one dollar purchase to about a \$16,000 purchase and it takes about five years to pay for it whatever it is that is required.

I believe that the Housing Corporation should be a funding agency. And that the responsibilities of allocating moneys of the communities for design and construction should be left up to the communities. Also the other thing is with regard to the northern rental houses that you do purchase. If a person purchases at the price that -- they could get it now without repair then maybe what could happen is that if a tenant does purchases a house and in turn the Housing Corporation should have moneys available to upgrade the house. These are the kinds of things that we are trying to get into, hopefully we will be able to get it.

MS LENA MCKAY: I am not living in low rental but I know the condition that those houses are in and I am telling you that it is sad, it is sad to see our people live that way. I hope something will come out of this meeting. To at least have our people live up to their standards, they pay rent but they don't see anything coming out of it, they get the worst end out of it. If you really want to see what I mean, go check those low rental housing and see what kind of conditions that those people are living in then maybe you will believe it. They want the tenants to keep up too the obligations, I think they have obligations as a landlord, to live up too their obligations.

CHAIRMAN (Mr. Pudluk): Anybody else have a question. Thank you.

---Applause

I believe the airstrip has lights now so we can spend more time here tonight. Does anybody else have a presentation? Mr. Gargan.

MR. GARGAN: I just wanted to say something else before we close. In the North right now a lot of the transients that come up here to work for the government, they are paying flat rates for a really good home. In most of the communities where government employees are working they get the best facilities, they get the best houses and also they get housing subsidies and are charged a flat rate and that would include their fuel, their rent and their power and whatever else that is required. So this is the unfair treatment that we are getting from the territorial government and federal government and I think that it is past due that the government started recognizing that they do owe the people. After all if it was not for us they would not be up here in the first place. I don't think that it is fair that we should be the ones that are living in slums in our own land. A lot of the communities have been hurt by the changes that happen and the native people are getting the rotten end of the stick. So I thought I might give you that to think about and that certainly we are in support of any drastic change that is required in order to make a more liveable place for our own people in our own land.

---Applause

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

MRS. LAWRENCE: I would just like to say thank you to the community people that did the supper for us and I am very sorry that we are unable to stay a little longer. I was going tour the committee Members through the community and show them some of those nice log cabins that we have as well as the bad side of the buildings. We are going to take some picture and also our famous sawmill that we have. But because of our time limit that we have we are unable to visit and stay any longer. So thank you again for everyone coming out again. Thank you.

---Applause

CHAIRMAN (Mr. Pudluk): Thank you, Eliza. I would like to thank this community for inviting us to come here for the public hearing. Being an MLA for almost nine years now I have been fighting the Housing Corporation since I have been elected and never seemed to get nowhere. We set up this committee to get your views so we can fight. We learned a lot since we have been travelling to the different communities. I am glad a lot of people came to this table to talk to us about their problems. In the fall when we go back to Yellowknife we are going to start discussing these problems to the Assembly when we are sitting in Yellowknife. We will not forget your presentation to us tonight. Fort Resolution is a very nice community and everywhere else that we go we are always welcome because they want to give us their views on what they think about the housing in their community. We are going to sit in Yellowknife this November and we are going to discuss the senior citizens situation. If you have any other views that you wish to express you can write to us in Yellowknife or contact your MLA in your community. Mahsi cho.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

FORT SMITH, AUGUST 22, 1984

MEETING WITH FORT SMITH HOUSING AUTHORITY

CHAIRMAN (Mr. McCallum): Just move your chairs around and switch that mike around because when we are going through it we keep recordings of everything that goes on. In the case of Joe and Ludy we do instantaneous translation in Inuktituk and I hope someone will be here soon to do the translation but that should not deter you from starting now, as both Members understand the English language enough to get it going. I will ask you Angie, if you will, just speak into the microphone so it can be recorded.

MS ANGIE BEVINGTON: First of all I would like to welcome you gentlemen and lady to Fort Smith and we hope that you have had a pleasant visit so far. Our chairman was unable to attend today, he had to go to Yellowknife so I am vice-chairman therefore I will be taking his place.

On my left is Dora Jones, she is a new member on the board. To my immediate right is Karen Bohnet who is our manager, next to Karen is Margaret Shott she had been on the board a few years ago and she is back with us again and on my extreme right is Yvonne Kaskamin, a new board member also.

CHAIRMAN (Mr. McCallum): Thank you very much, Angie. I just want to indicate who we were and what we are. We are a special committee of the Legislature appointed by the Legislature, not the government and not appointed by the Housing Corporation. We are a special committee of MLAs and as well as Ludy Pudluk, who is the co-chairman with me, we usually make note of the fact that not very often a group or public gets to such a number. We have six members of the committee full time and we have four alternate Members. In some instances we have had a full compliment of 10 people but it is not very often that we get out or people in communities get a chance to talk to 10 MLAs at one time. That represents just under about 70 odd per cent of the total Legislative Assembly. I think that is worth-while noting that it gives you an opportunity because we have such a good membership in our committee that when we hear presentations or representations from individuals or people that you have a good start if you can convince this group that things may be brought about.

We are here to listen to concerns about housing in Fort Smith. We have been already to the High Arctic and we have been to the Baffin, we have been to the Mackenzie Valley from Fort Franklin to Tuktoyaktuk. We will be going in September for about 12 or 13 days into the Central Arctic, Kitikmeot from Holman Island, Sachs, Pelly Bay, Spence Bay, Gjoa Haven, Coppermine and Cambridge. In October we will go and visit communities in the Keewatin.

We are responsible to the Legislature in that we must make a report in November session. In fact the session starts October 31st and I hope that we do not have to make our report on Halloween day because we want to do it with a little more reality to it. Nevertheless, we are to make a report to the Legislature in the fall session. What we will do is make this interim report and try to bring about some kind of changes within the budget of the NWT government which will come out next February and March. Our time is very short because we have heard already from such a large number of people in the communities. I think when it is all over we will have well over 1000 presentations made to us and we will have visited about 40 of the 70 communities in the Northwest Territories.

So that is an indication of who we are, what we represent, why we are here, where we have been and what we are going to do. We do not have any answers to any questions that you have. I want to make it perfectly clear that we are not part of the Housing Corporation or part of the GNWT, that is the Executive Council. We are a group of MLAs.

So, with that introduction we very well may have questions of you after you make your presentation but I wanted to make it clear that we do not have the answers, that is why we are around. We are here to listen to people give their concerns about housing and when it comes back, hopefully that we will be able to take care of some of the concerns in our interim report. So with that we will start.

MS ANGIE BEVINGTON: Mr. McCallum, I understand that you had taken the group on a little tour of the town.

CHAIRMAN (Mr. McCallum): Yes, we have been around the town.

MS ANGIE BEVINGTON: We have 104 units, 28 are senior citizens, two are northern rental and 74 are public housing. We had hoped to have our manager take you to one or two of our units to see what they are like inside. A good one and one that has been damaged by tenants or has had rough treatment.

When we found out that you were coming, we were not exactly sure whether you would have a set of questions for us to answer or just what you are looking for. We have a few ideas that we would like to present to you.

One of our problems is the shortage of one and two bedroom units. We have quite a number of applicants who are looking for these units and we do not have enough of those. We had expressed the idea that possibly we could have some of our three and four bedroom units converted into suites to house two small families rather than have the units given to somebody who did not really need such a large unit. However, it is not working out very well.

We have also tried putting two single parents with maybe a child each, in a three or four bedroom unit and that has not always worked very well. I should tell you that we have 54 three bedroom units which at one time, families were larger but now they seem to be smaller and we really do not need that many. That is a little over-balanced. We have eight four bedroom units and we have only four two bedroom units and we have eight bachelor units which in this day, when we have so many young people, is not the right balance of accommodation.

Right now we have 14 applicants for bachelor units, 16 applicants for two bedroom units and only four applicants for three or four bedroom units.

Our board and staff with the aid of the corporation is doing the best we can with what we have to work with and to operate smoothly. We feel unhappy that we cannot accommodate some of the people that require one and two bedroom units and bachelor units. We had a meeting last night and we had a young girl who was looking for a bachelor unit and there is just nothing that she can find in town and she was most unhappy in not being able to find one.

We have problems and many of them are with the tenants themselves. Quality of care by tenants is often not very good. We have some very good tenants who are taking good care of the units but we have the odd one that gets pretty badly shaken up. We find, as you realize, our minimum rent is \$32 a month and we find that the biggest damage is done by the occupants of the units where they are paying only \$32 a month. Those tenants who have jobs, both working or one person working, seem to look after the units much better.

I think I will ask our manager to speak on the rent scales because she is very familiar with it.

CHAIRMAN (Mr. McCallum): Just before you go Angie. Do any of the Members have questions to Mrs. Bevington's opening remarks? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. You mentioned that you wanted to convert some three and four bedroom units to multiple units. Do you have any three or four bedrooms unoccupied available for such purposes?

MS KAREN BOHNET: We have approximately 10 units that are sort of a split level type. They have a living room, kitchen and two bedrooms upstairs and in the downstairs there is another bedroom and the rest of the basement is not finished which could be made into another living room, kitchen and a second bedroom as well. We would have to put in a second entrance so that you would separate the entrance going upstairs and it would be made into a sort of basement suite. The windows downstairs are all ground level and there is a large window in the area that would be for the living room.

These units are all occupied at present so it would mean moving people around while the renovations are being done.

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

MR. BALLANTYNE: Angie, when you say you have had problems with some of your tenants as far as causing damage is concerned and the tenants that pay the lowest rent seem to be the worse culprits. I wonder do you have any form of education program to explain to tenants their responsibility and maybe you could give us a little detail about that.

MS ANGIE BEVINGTON: As far as I know, no. This is something that I have talked about and suggested, that possibly we should start a program like that. I do not know how well it would go over because sometimes a lady may resent being told that this is how you do this and this is how you look after the fridge and the stove. One thing we are doing now, if I may digress a bit, is starting to purchase self-defrosting fridges because we have had a problem where people will not defrost their fridges and consequently they use knives or something to take the ice off and they are ruining the fridges. So, that is one of the methods we are using and hoping to sort of take care of our properties. Also, we have stopped supplying washers and dryers.

Going back to the other, we really haven't, I must confess, unless the social services and the home care people are doing something, I really do not know.

MR. BALLANTYNE: We have run into the same problem in other communities and apparently the Housing Corporation itself has not developed any sort of education program. But individual housing associations and authorities, on at least two occasions that I recall, have done it with a certain amount of success. They found that after the people have been educated as to how to look after the houses that that has really improved considerably. So it is really something that you should think about.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I have a question for Karen. Do you have funds for renovations to these three and four bedroom units to be converted?

MS KAREN BOHNET: No, we do not have the funds for that nor do our staff have the time to go in and lay out plans and make up a proper proposal.

CHAIRMAN (Mr. McCallum): Are there any further questions from the Members?

MS KAREN BOHNET: I just listed down a couple of items that have been concerns from various people and from ourselves. We feel the \$32 minimum is way too low. There is absolutely no incentive for people who are not working to go to work. Why should they go to work when they can have a nice big three bedroom house and all they have to pay is their power and \$32 rent which nine times out of 10 the social services is paying for them anyway. These are the ones that are not looking after their houses and I don't think it is a problem that they do not know how to look after them, they just don't bother.

Also, the 25 per cent of the gross income for the rent scale. They are being charged a percentage of an income that they don't see because they do not see the dollars that go to income tax, CPP or UIC. Yet they are paying a percentage of that out of their net income onto their rent and as soon as they go to work and they make a few dollars more, their rent goes up. So, they think why should I go to work. The rent scale does not provide any type of incentive for them to look after their houses or to even want to go out and go to work.

The same with government staff, now that the territorial government is getting out of housing and we do have some people that are already in our housing and then they get government jobs and right away they are told they cannot have their housing allowance because they are living in public housing, unless their wages come to an amount where they are paying the maximum rent, then they are able to obtain it. Which is rather unfair to them too and which again discourages them from going to find a job.

One thing that would be of aid to the authority would be better legal advice. We use to use a fellow out of the Justice department in Yellowknife but we never got anything done. Now we are trying to use a fellow in town but we don't seem to be getting too much done there either. They do not know how the authority runs, he is not overly familiar with the Landlord and Tenant Ordinance

and so on, along the lines of collecting arrears from people and speeding up the process of eviction because nine times out of 10 when you evict someone they just take it out on you by demolishing the house.

One other thing that I wanted to question was the R and R program and the HAP program. It is my understanding that in both programs when a person applies, the approximate maximum salary they can have is around \$25,000 a year, which seems to be rather unfair when on one program you get a house on a forgivable grant and the other program is a 25 year mortgage. You are making payments other than just your utilities, you are also making a mortgage payment where on the other hand you are not. The maximum for the applicant there should be different range. Those are the main things that I had listed.

CHAIRMAN (Mr. McCallum): Are there any questions of Mrs. Bohnet? In dealing with this whole business of rental scale and of course dealing with the HAP program and there are three R and R in town. Have they been picked up as yet?

MS KAREN BOHNET: Two of them have.

CHAIRMAN (Mr. McCallum): Are there any questions? I have a couple questions, Karen. When you talk about 25 per cent of the rental scale, are you suggesting it should be more or less?

MS KAREN BOHNET: I am suggesting that it should be less, taken off the net rather than the gross if necessary.

CHAIRMAN (Mr. McCallum): One other thing, when you talk about the R and R and HAP program. The R and R maximum fluctuates depending upon the area. Here, I think it is \$25,000. What are your suggestions on that, are you suggesting that it should be less or more?

MS KAREN BOHNET: I suggest for the R and R that they should be able to be allowed to make more because their expenses are more.

CHAIRMAN (Mr. McCallum): Would you like to offer a figure?

MS KAREN BOHNET: I would say at least maybe a \$10,000 difference between the two.

CHAIRMAN (Mr. McCallum): If a family has a gross income of \$35,000 they should be able to get in on that mortgage?

MS KAREN BOHNET: I would think so.

CHAIRMAN (Mr. McCallum): Anyone else have questions?

MS ANGIE BEVINGTON: Another idea with regard to the rent that we had tossed about, was charging rent according to the size of the units. A set scale, so much for a four bedroom unit, etc. That may be a way we could do it too.

CHAIRMAN (Mr. McCallum): Rather than based on the income of the family. If it is an extended family, the more people that work, the higher the rent goes. You are saying that it should not be that way. It should be on what the unit is worth, regardless of the number of people who contribute to the money coming into the unit.

MS ANGIE BEVINGTON: Well, that could be another way of doing it. We had discussed that. I wonder if any of the other board members would like to make a comment of any kind? Yvonne.

MS YVONNE KASKAMIN: I would just like to make a couple of comments about damages. I was in three units today making rounds and doing inspections. Two of them were left very clean and satisfactory and one, just off the top of my head, I would say had between \$2500 and \$3000 worth of damage to it. I would like to emphasize that point. The other thing is that I wanted to ask if this committee is open to new alternatives regarding housing.

CHAIRMAN (Mr. McCallum): Let me answer the second. The second is absolutely correct. We are looking for suggestions of any kind of changes that may come about or people may have about housing. We are open to any kinds of suggestions and the more that we get, the better. That is why I was indicating the specifics in terms of it.

I think that is the only thing that we would have to go on. If we get specific recommendation then we can discuss these amongst ourselves and try to bring it in line with what we have heard in other communities. I should indicate to you that the concerns you have raised are no different than the concerns that we have heard in many of the communities that we have been to.

The rental scale is something that comes up all the time. Too low a maximum of gross income for rural and remote, is another topic that has been raised. The business of 25 per cent of the net income I think has been a topic that has been raised by a number of Members of this committee on different occasions in other communities. The business of the care of units, the eviction policies that you have, whether they are written or whether they are just ad hoc policies that you may have of the authority. I should say that I think this is the first area we have been to with an authority, we have been mostly dealing with housing associations because there are not that many authorities in the Territories.

Yes Mrs. Kaskamin, we are open to suggestions from anybody about any aspect of housing. We have been concerned primarily with the allocation, and the delivery. The allocation of housing to a community and then the allocation within the community to whomever. With delivery, how public housing is delivered to the people of the communities. Other areas, we are concerned with the construction and in all other aspects, but any aspect of housing that you feel is worth-while for us to hear then we will be more than willing to hear your suggestions. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I am glad that Mrs. Bohnet brought up the question about the rent scale based on rent. In a lot of the communities that I have been to, I have been trying to lead the witness to give us that kind of a statement. There is one community and it has been identified that the rent scale is unfair.

One of the questions that I wanted to ask is with regard to the design and the construction. Who actually is responsible for that, is that still with the district office? Do you have any say or a certain selection that you probably could chose from and do you have any say in who constructs the buildings?

MS ANGIE BEVINGTON: No, I don't believe we have much say. The three houses that were put up by the corporation that are rural and remote, we had no say in that.

MR. GARGAN: Thank you. I believe this is one of the main problems with the district office right now and probably we need to change that whole structure. In your opinion, do you feel that maybe the Housing Corporation or even the district offices should be more of a funding agency and that the responsibility of the design, the construction of the units should be left up to the associations?

MS KAREN BOHNET: I wouldn't say that it should be left up to them totally because with the board, the authority, none of them are architects. I think they should be asked for their opinions but I do not think that it should be just dumped in their lap and say "Here's your money, you decide what you want to do with it".

MR. GARGAN: In most of the communities that we have been to, most of the designs of arctic compact and they are all done somewhere in Manitoba or those areas and most of it is to such a high standard that it is hard to use local resources. Also, the metric system is another factor. These are the kind of problems we have heard and it is up to the district offices to go to the architects usually done south, to make selections of houses. For example, there are companies in B.C. and Alberta that do build good homes at a reasonable price and as long as it goes over the building code then that is all that really matters.

MS KAREN BOHNET: The community should have a say on the type of house but the three R and Rs that we have here, I know that the Hay River office had a completely different design. They did not get what they wanted. Yellowknife changed it.

I think there could be some revamping in the construction division in Yellowknife. Even the two bedroom units that we have here have been goofed up. In fact they built them but they never finished the landscaping, they did not put up any kind of fencing and I still have a battle royal going on for the last two years trying to get the yards done up. Now, where those designs came from, I do not know, but those too were not constructed or designed to suit the northern cold weather.

The existing units that we have that were turned over through the government, or bought that were already built, some of them were older and some of them were like the trailers, like in two parts where they are moved up and then put together. The insulation and stuff in them is just terrible. In the wintertime you have frost build-up in the corners and you can feel the draft going right through the whole house. I think more money should be spent on fixing up the houses rather than having an unlimited budget on how much fuel you burn. Things like that because we are told on our budget that administration and maintenance, those are controllable accounts and you toe the line and make sure you stay within your budget. But when it comes to fuel, power and utilities, it doesn't matter what the expenses are they will get covered. Well, rather than spending an extra \$100,000 on fuel, why not take the \$100,000 and fix up the houses. Things like that are things that need to be done.

MR. GARGAN: One thing I noticed when we travelled in the Delta was that as far as the district offices go there is no set guidelines or policies to who is eligible for what programs. This has been identified in Inuvik where I believe it is \$33,000 and Fort Simpson I think it was \$30,000 and when I was in the district office and Fort Simpson is part of that same district, I was quoted between \$22,000 and \$25,000. If you make between that then you are eligible and if you make below that you can't, above that you are making too much money. So really the district office sort of chooses whatever number they want to come up with and use that as a figure. Probably if individuals went to the district office from the same community, they probably would be quoted differently too. There is no clear policy and this we hope we can change. Thank you.

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

MR. BALLANTYNE: As was mentioned before, this is only the second housing authority that we have spoken to. Generally you have housing associations. Perhaps you could tell me the difference if any, between your responsibility and how you are chosen from the housing association which is essentially an association of tenants and there is an election of tenants for the board of directors. Could you tell me the difference between yours and a housing association.

MS ANGIE BEVINGTON: Our board consists mostly of volunteers. We have advertised for board members and we had volunteers put their names forward. In the case where there were more volunteers than positions, then they were chosen by a matter of voting amongst the board members that were already selected.

In the last year we have decided to increase the number of board members from eight to 10 and we have made allowance for four board members to be tenants and to hold positions for one year. The other board members hold their positions for two years, however, at our last general meeting we had a very poor turnout of tenants. We were looking for four board members who were tenants, we did not have a quorum so we could not choose. We had one volunteer, so consequently we have six persons who have volunteered and one who is a tenant right now. The majority of our members are not tenants or at least they are not chosen from the tenant section.

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

MR. BALLANTYNE: Thank you. Another concern that we heard from other communities is that the housing association and in your case, the housing authority, really has very little power and in fact does sort of the tough jobs for the corporation. You have to collect the rent, you have to notify people of an increase in rent, if worse comes to worse you have to evict people, without any real authority. It was brought out in a number of meetings that perhaps it would be better if for instance, here, if the municipal council took over the responsibility for housing and the -- this is an idea, I can see some reactions and this is good.

But that the authority would be responsible to the municipal council instead of directly to the Housing Corporation. Look at this not for individuals involved in this whole thing, just look at it as a theory principle.

---Laughter

MS KAREN BOHNET: Do you mean DPW as a municipal department of public works or just the council?

MR. BALLANTYNE: No, it would be the authority. In this premise the authority would be directly responsible to the municipal council and probably with a couple of alderman, councillors, on it. I'll tell you that the rationale for that is that because a municipal council is structured in a way that it has access to money to support staff and then there would be more power.

If the municipality was dealing with the Housing Corporation rather than just the authority. Does the idea have any merit or do you have any ideas of how you would improve that?

MS KAREN BOHNET: I disagree. I do not think that is a very good idea at all. The council has enough to do running the town, never mind running the authority. We have enough power. We have everything we need, the housing authority has the authority to do the jobs and the corporation backs us up whenever we have to do anything. The only time they will not back us up is when they think we are wrong and I have yet to come across that and I have been here almost three years. I haven't heard of any cases prior to that where they did not back us up. We have their backing and we do what we have to do and I do not think that we have to get anyone else involved.

We have always had a fairly good board with a fairly good representation of the different areas of town. We have tried to enlist a member representing the Metis Association and a member representing the band. We tried to have the tenants come forward and be represented but they did not seem to have enough interest, so our authority consists of members that are strictly volunteer individuals that are interested and I think they do a fair enough job.

MS DORA JONES: I am sorry, I just wish Karen would include the maintenance service that we have. I do not know if you are aware of the extent of our maintenance services.

MS KAREN BOHNET: Yes, until late we did have three servicemen. One supervisor and two servicemen but our supervisor has resigned but our apprentice completes his apprenticeship so we will have a qualified journeyman again. We have a very good painter and they are very good at doing what they do which is maintaining the units. We just wish we had more time and money, but doesn't everybody.

The only thing that we are lacking that would be really a necessity would be a proper building for a workshop because the one we have right now is not located in a proper zoning area. It is too small, it floods every spring, we lose approximately six weeks of man hours a year due to this. It would be ideal if we could combine the administration office with the maintenance. I think we can run things quite well with the help of the corporation. I think the corporation has a few areas where there needs to be some changes made but I do not think we have to involve the municipal council.

MR. BALLANTYNE: Can you give us some examples of where you would like to see changes in the corporation?

MS KAREN BOHNET: The one in the construction where they build houses and so on without consulting the communities. The three houses they build here, they are not disasterous little houses or anything but they definitely do not fit into this community. Things along that line. They sent down a guy from Yellowknife for three days to survey some lots where we have bachelor units and two bedroom units and he went back to Yellowknife and a contract was issued to do some work and the job still is not done and nobody seems to know what is going on. There are just too many chiefs and not enough Indians type of thing. There is too much passing the buck. There should be some straightening out along those lines. What is the proper chain of command, who is doing what and when and where. In my experience so far, it has all been coming from Yellowknife.

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

MR. GARGAN: Thank you, Mr. Chairman. I also have a suggestion here, maybe not as good as Mike's. It is with regard to a credit system where a person takes the incentive to improve his house and whatever materials or hours he puts into it is used toward the rent. The other thing is with regard to tenants that do damage their dwelling, again too, they could work it off by working for the corporation.

MS ANGIE BEVINGTON: We have tried giving tenants paint to do some painting. We were told that they could paint and then discovered that the job was very poorly done, so that is one thing we have discontinued. As far as making changes in the structures of the basements and so on, we have not really allowed the tenants to do that. We feel that if they want any changes done we can either agree or disagree with their request. We would rather do it ourselves than have a poor job.

MR. GARGAN: Your statement could be contradictory. If you want more control from the district office then certainly the tenants should also be entitled to that option of wanting to change things. If we were to change the Housing Corporation certainly the association too has to change its attitude toward the tenants.

MS KAREN BOHNET: That is kind of a touchy subject. You see the tenants are renting a unit. Now some tenants may move in and stay there two, three or 10 years and that is fine if they want to do their own paint job or if they want to put up some wallpaper or if they want to put up a partition in the basement, if they stay there and they live with it. But what happens when the next tenant comes along, if they do not like that particular wallpaper or they have furniture that does not match or they do not like the way they have partitioned off the basement or something. They can say "We do not want the house like that", and then we have to go in there and change it. Things like that can occur as well. Like Angie mentioned, people will say they know how to do something and then they do it and it is not done right. Then again, you do get people who do it and do it right, but how are you to know which ones do and which ones do not?

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. You only have here two northern rental units. Have you had more and have you sold them? Is that why you only have two left?

MS KAREN BOHNET: Yes, we only have two left. We had I think 10 at one time but they have all been sold off to the tenants that were living in them, except for the two that we have left now.

CHAIRMAN (Mr. McCallum): Are there further questions of the Members? Perhaps I could just pose one. Do you have a member or a representative on the authority from the town now?

MS ANGIE BEVINGTON: No, we do not.

CHAIRMAN (Mr. McCallum): Is the authority made up of a tripartite agreement?

MS ANGIE BEVINGTON: I am sorry, do you mean the town council?

CHAIRMAN (Mr. McCallum): Yes. Is there nobody from the town council on the authority now?

MS ANGIE BEVINGTON: No.

CHAIRMAN (Mr. McCallum): Did there used to be?

MS ANGIE BEVINGTON: I do not think so, not in my time.

MS KAREN BOHNET: Excuse me, it is my understanding that there was a member from town council and someone from CMHC and someone from the corporation that used to, along with the current board, do the selecting from whoever submitted their name for appointment to the board, but they did not actually sit on the board as a member of the authority.

CHAIRMAN (Mr. McCallum): To get an idea, Karen, of what kind of income, either yearly or monthly -- and a ballpark figure -- what kind of income do you get from the public housing? What is the total income? What kind of rent do you get? Do you have a total ballpark figure?

MS KAREN BOHNET: Our assessments come to approximately \$17,000 a month.

CHAIRMAN (Mr. McCallum): For 74 units, is that correct?

MS KAREN BOHNET: That is for all 104 including the senior citizens.

CHAIRMAN (Mr. McCallum): Okay, 104 and it is approximately \$17,000 a month. What is your total budget that you get from the corporation, ballpark again.

MS KAREN BOHNET: Something like \$260,000.

CHAIRMAN (Mr. McCallum): If I could just very quickly take up from where Mr. Ballantyne started, we have had representation from other communities and towns who suggest that the housing association board, as Mr. Ballantyne had indicated, responsible to the community, that is to the local government, the town or village council and in some cases the band council or whatever. The concern is that housing is a community problem, it is not just the problem of an individual and since the local government, if you like, is involved with community problems then it should, in their minds, just follow that the town should be involved. Now we have an indication from you,

collectively, if I may, that that is not the way you would see it here in Fort Smith, you do not think that the municipal government should be involved with the housing. Just to indicate to you that that is the basic rationale for having a community involved because housing is a community problem. I think that is why it would be raised. We have had that kind of representation made to us. Mrs. Bevington, you indicated in the first place that you have a shortage of one and two bedroom units and in actual fact you have a surplus of the three bedroom units, that is, they are not properly utilized. If you were able to convert, do you see or do you suggest that there is a housing shortage?

MRS. ANGIE BEVINGTON: Yes, there is a housing shortage in that respect.

CHAIRMAN (Mr. McCallum): If you were to convert the three or four bedroom apartments in the manner in which you suggest, would there still be a housing shortage in your opinion?

MRS. ANGIE BEVINGTON: I think we would still be short of the bachelor units. As you know our young people have grown up and there is no place with the parents. If they get married they are overcrowded because a lot of them are living with parents, and they want to be out on their own. And the young single ones want to be out on their own. We have 19 year olds -- that is the minimum age we can rent to -- 19 and 20 year olds who are looking for their own accommodation and there is none available. Excuse me, I think Mrs. Kaskamim wants to speak.

MRS. YVONNE KASKAMIM: Yes, Mr. Chairman, I can go along with the fact that there is a housing shortage here in Fort Smith. I would like to ask the question, has there been money allocated for new housing? Do you folks know anything about that? And if so, when is the deadline to submit a proposal?

CHAIRMAN (Mr. McCallum): Well, again, I think those are questions that you would have to ask of the corporation. We do not know but we have some idea through a budget exercise that there are moneys obviously for public housing. Whether in fact Fort Smith is to get new public housing this year, we will have to wait and see from our budget that the government brings forward which we will not see publicly until January or February.

MRS. YVONNE KASKAMIM: Okay, thank you.

CHAIRMAN (Mr. McCallum): I am sorry, I guess we are not really in the know with the corporation because we are not part of the corporation. We get an idea of what the corporation is going to plan through last years budget, but that can change depending upon the input of district offices that we would not be made aware of unless the Minister took it upon himself to inform individual MLAs that you are either going to get it or you are not going to get any.

MR. BALLANTYNE: One thing I will say though is that if you have not at this point made an application, it is getting very, very late because they are really finalizing next years budget right now. So if you want to do what I suggest, you do it yesterday.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence?

MRS. LAWRENCE: I just wanted to comment to Mrs. Kaskamim that that would be a good question to ask your MLA at another time, not as a committee Member, but as your elected representative.

CHAIRMAN (Mr. McCallum): I just have one further question of the association. Do you have a policy for eviction? Is it stated, written or ad hoc?

MRS. ANGIE BEVINGTON: Yes, we have.

CHAIRMAN (Mr. McCallum): If so, could we get a copy of it? Is it public? It must be public if you have one.

MS KAREN BOHNET: Excuse me, I am not sure just what you mean by stated policy?

CHAIRMAN (Mr. McCallum): Well, you have a process whereby you evict people. Is it a written policy? Is there a certain process by which you evaluate a tenant before you evict that tenant? Is it a written one, is it a stated policy, or is it simply something that you meet on an individual basis?

MS KAREN BOHNET: No, it is not a written policy. Basically it comes with non-payment of rent, unless there are complaints or reasons to believe that someone is neglecting their unit or not abiding by their lease, then an eviction notice is served. But there is really no stated policy.

CHAIRMAN (Mr. McCallum): Do you have many tenants in arrears, and could you give me a ballpark figure of how much money would be arrears from tenants?

MS KAREN BOHNET: Current tenants or previous tenants?

CHAIRMAN (Mr. McCallum): Whatever.

MS KAREN BOHNET: Previous tenants, we have a lot of arrears that we have been unable to collect. Current tenants, I believe we have maybe four or five.

CHAIRMAN (Mr. McCallum): What percentage of the assessed rent is actually taken in? Are you close to 90, 70, 50 or 100?

MS KAREN BOHNET: We have been running very close to 100 per cent almost each month.

CHAIRMAN (Mr. McCallum): Mr. Gargan?

MR. GARGAN: Thank you, Mr. Chairman. With regard to the housing programs that are in place right now, with Rural and Remote, the Home Assistance Program, the SSHAG, the senior citizens and also the public housing, which would you prefer here in the community of Fort Smith? Is there a lot of incentive for home-ownership for example, or is more of a gearing toward public housing because they cannot afford home-ownership? What is your impression.

MS KAREN BOHNET: My impression is that there are a lot of people in town interested in home-ownership and a lot of them are going for home-ownership. Then again, there are just as many that are relying on public housing. They do not have the income to rent privately so they turn to the public housing for accommodation.

MR. GARGAN: Are there people in the public units that are looking for alternative housing?

MS KAREN BOHNET: Yes, I would think a good many of them are. I was just going to say that in the past year most of the rural and remote clients, not just the three R and Rs that were built and sold but there are a lot of existing units that were bought on the R and R program, the majority of those clients were our tenants originally.

CHAIRMAN (Mr. McCallum): Just one further question along the same lines. How many government employees are now in public housing?

MS KAREN BOHNET: I would say I have maybe only about 10, if that. I do not have all that many.

CHAIRMAN (Mr. McCallum): You have 10 out of 104 units though that are occupied by Government of the Northwest Territories personnel?

MS KAREN BOHNET: Yes. They are either the leasee, the head of the household, or his spouse has gotten a job, not necessarily that they were government employees when they became tenants, but are now.

CHAIRMAN (Mr. McCallum): That begs a further question if I may. What does the board feel about that, having government employees occupying public housing?

MRS. ANGIE BEVINGTON: We do not mind it. They are paying full rent, \$600 or \$650, and the majority of them are good tenants so let us face it, there is a financial element involved too and if they qualify and are good tenants and pay their rent, we are quite happy with the income. We have about a third of the units that are \$32 tenants. So about 30 are paying \$32 a month for a unit.

CHAIRMAN (Mr. McCallum): I do not want to monopolize this as I am sure other Members would want to comment, but I guess I just have the other question. Public housing is for people who normally cannot afford to get housing on the open market. If you are using 10 units for Government of the NWT employees who are, by and large, eligible for a housing subsidy of \$450 a month, does it not

follow then that there must be some other people around who are looking for units that you would better serve regardless of the financing, the money involved? You know public housing is for people who cannot afford it. Those who are working for the territorial government are getting a salary plus \$450 a month, and if it is a husband and wife they are getting \$10,800 a year, right?

MS KAREN BOHNET: If I could speak, I have one young couple right now. He works seasonally with forestry and she has been mostly unemployed and she just now has obtained a job with the territorial government but the territorial government is getting out of housing and even when they were in housing, you were not eligible to apply and obtain their housing if you were hired locally, only if you were hired from outside. In their particular instance, prior to her getting her job, with his income they were under the maximum. They were not making enough money to pay the maximum rent which we use here, the market rent, which is equal to what is being charged in the private sector.

CHAIRMAN (Mr. McCallum): Again, it intrigues me. Are you saying that local hires under the territorial government are not eligible for government housing?

MS KAREN BOHNET: This is what they have been told and this is what has been happening.

CHAIRMAN (Mr. McCallum): Federal government I know, but I cannot believe that the territorial government local hires are not eligible for housing.

MS KAREN BOHNET: Territorial as well, that is right.

CHAIRMAN (Mr. McCallum): I just want to make sure that Chris is going to notice that when we come to it. That is a question I would like Chris to put an asterik along that part of it. I do not know whether we have heard that before in other communities, that local hires for the territorial government are not eligible for territorial housing. The federal government we know that if they hire locally they do not provide federal housing. I should say to you that we have another public meeting at 7:30. I am not trying to cut this off. We will continue for a few minutes but we would like to break it off because I do not think that what we are discussing here should be public. Sam?

MR. GARGAN: Thank you, Mr. Chairman. With regard to the point system that is being used, I believe that when you apply for public houses, R and R or the HAP program, I am just wondering, are you using that kind of a point system now or do you just go on the need more than the income, or whether you have been living in low rental before and that sort of stuff?

MS KAREN BOHNET: When we have a unit available, the board reviews all the applicants and looks at all their individual situations, financially, where they are currently residing, they look at all of them, past records as well, if they have been former tenants, they look at all of it and try to make the best selection they can to accommodate the people that are in need of housing.

MRS. ANGIE BEVINGTON: We also consider the length of residence in the town. We do not give housing to people who have just moved in. We always give preference to long-time residents first. Karen mentioned very briefly hiring a lawyer for the association. We think that would be a very good idea. Perhaps you could put a big one or two or a big star beside that because that is a very important issue.

CHAIRMAN (Mr. McCallum): Further questions from either your side or our side? Well, if there are not, I would like to thank you very much for being here. Again, I am not trying to shut things off. I appreciate the opportunity for our Members to be able to hear the concerns that you have. As I had indicated in the beginning, we are here to listen and inquire of you. We do not have the answers. We are not associated with the corporation nor the Executive Council of the government. We are set up by the Legislature. We will take your concerns very seriously and the recommendations you did make because, as I said, they are not different than what we have heard in other communities. We will be making an interim report in November when this Legislature next sits and hopefully we will be able to do something with some of the concerns that you raised. We are not promising that we will take yours and make those as a priority. We have to put it in perspective of the totality but there are distinct differences in various parts of the Territories so therefore we would take that. Again, I want to thank you on behalf of the board for coming here and sharing with us your concerns. I hope it has been worth-while for you because I know it has been for us. Thank you very much.

MRS. ANGIE BEVINGTON: Thank you ladies and gentlemen. I also do want to say that there is a difference between a housing authority and a housing association and I think the housing authority is possibly more unbiased than the association because we are not tenants running our own thing. I wish you success in your further trips.

CHAIRMAN (Mr. McCallum): It makes you more objective.

MRS. ANGIE BEVINGTON: I guess that is the word I was trying to think of. Thank you.

CHAIRMAN (Mr. McCallum): Thank you very kindly again.

---ADJOURNMENT

MEETING WITH FORT SMITH PUBLIC

CHAIRMAN (Mr. McCallum): I would like to begin the meeting now although we are seven or eight minutes behind and I would like to begin the meeting by indicating to you what this committee is or who we are and why we are here, to give you an idea of what we are to do. We are a committee of MLAs set up by the Legislature as a result of a motion by my co-chairman, Mr. Pudluk, to look into housing in the Northwest Territories. We are not part of the Housing Corporation, nor are we part of the government Executive Council. We have no answers to the questions you might possibly have. We are here to listen to the concerns of the people of the community with regard to any and all aspects of housing. In the beginning we thought we would deal with the problems of the construction, allocation and the financing of public housing, but we have heard concerns about a great number of aspects of housing across the Territories.

My name is Arnold McCallum and I am the MLA for Fort Smith. My co-chairman is Ludy Pudluk who is MLA for the High Arctic and is from Resolute Bay. To my far left is Joe Arlooktoo who is the Member for Baffin South and he lives in Lake Harbour. Mr. Red Pedersen is a Member for Kitikmeot West and lives in Coppermine. Mrs. Eliza Lawrence is MLA for Tu Nedhe and lives in Yellowknife but basically represents the area in Fort Resolution. To my far right is Mr. Sam Gargan who is MLA for Deh Cho and lives in Fort Providence. Mr. John T'Seleie, MLA for Sahtu who lives in Fort Good Hope. Mr. Mike Ballantyne is MLA for Yellowknife North and lives in Yellowknife. We have Penny Aumond who is our co-ordinator. We have our interpreters who interpret simultaneous English to Inuktitut and vice versa when the occasion arises, since we have two Members who speak Inuktitut. We have Chris who is our technician as well.

We are here, as I said, to listen to concerns of housing, any and all aspects of housing. We are to make a report to the Legislative Assembly in November about the findings thus far. We have visited in the Baffin approximately 10 or 11 communities. We have been to the High Arctic. We have been to the Mackenzie Valley and into the Beaufort from Fort Franklin to Tuktoyaktuk and just in this recent swing have gone from Detah, Lac la Martre, Resolution, Fort Simpson, Snowdrift and Fort Providence. We are still to go to the Central Arctic or the Kitikmeot area, both east and west, and that will be done in September. In October we go as well to the Keewatin. What we will attempt to do would be to take the concerns and suggestions of people that we have heard from, either orally or by written presentation, to make some kind of changes -- if those changes are necessary -- to housing in the Northwest Territories. I am not sure whether I need go into anything else.

We have met previously with the local housing authority and heard their concerns. They are very welcome to make those concerns public if they wish to and to add further to any kind of concerns that are raised here. I recognize that it is difficult at the best of times to get people to come out in whatever communities, but we have had large meetings in other communities. We have had long meetings in other communities.

The committee, again I want to indicate, is not part of the Housing Corporation and we are not part of the government's Executive Council. Our mandate comes from the Legislature as a whole. With those few opening remarks, unless our co-chairman, Mr. Pudluk, would like to make a few remarks, we will throw the meeting open to anybody who would wish to make comments on housing or any aspect of housing. Mr. Pudluk? Would any other Members of the committee who would like to make any opening remarks? I would ask you to, if you are to make any kind of presentation to us, to take the seat where there is the microphone. We record everything that is being given to us. I would ask you to identify yourself prior to making a representation to us so that we can make sure that when we go back through these transcripts that we know just who is saying what. You need not bother slowing

down in speaking because our interpreters are very competent and it is simultaneous. That does not mean that you can rev it up too fast but you do not have to pause and wait for them to do it, it is done simultaneously. So with those few opening remarks I would ask anybody to come forward and to make a presentation or to give us your thoughts or concerns on housing in the community, in the town of Fort Smith, so I throw it open to you people.

MR. KIT SPENCE: Mr. Chairman, Members of the committee, my name is Kit Spence. This presentation to the committee is made on behalf of the Metis Association of the Northwest Territories and as such covers not only issues expressed to us by members of our association in Fort Smith but up and down the Mackenzie Valley.

The concerns expressed in this brief are ones that have been raised by our membership at various times in the past. Some of these members, however, are reluctant to bring their concerns forward in a public forum such as this because of the fear that local housing authorities will take their concerns as criticisms of their administration rather than as criticisms of the system as a whole.

Unfortunately, I haven't been able to provide you with written copies of this presentation, however, this will be done shortly. The executive of the Metis Association is unfortunately occupied with other responsibilities at the present time and therefore asked me to make this presentation.

Housing is obviously one of the issues that is of primary importance to us all. The need for food, shelter and clothing are basic and in the North the need for adequate housing is essential. The days when the government could provide match boxes and five 12s are long past. Housing has improved radically since these days with the development of new energy efficient designs and with the greater use of new log building technics. There is, however, still room for improvement.

In this brief we are attempting to identify some of the problems and offer some solutions. Unfortunately, we do not have solutions to offer in all those cases and can only identify the problems. Hopefully, this committee can identify some solutions in its report to the Legislative Assembly.

There are a number of programs to house people in the North but the most important one for our membership at present is the social housing program. And a number of concerns have been raised concerning this program including rent levels, overcrowding, maintenance and rehabilitation, budgeting and the bureaucracy. I will try to deal with each briefly.

Rent levels. There is a concern that the minimum rent level of \$32 per unit that is charged to people with no income as opposed to 25 per cent of income which is charged to those with earnings may be a disincentive for some to work. There also appears to be little incentive on the part of some of those paying the minimum levels to be concerned about the conservation of energy since they are not aware of the actual cost for heating and electricity. The disincentive to work becomes more acute if both the head of the household and the spouse are working and both incomes are taken into account in determining the rent levels. The ceiling level, which is the market rate does provide some relief in this sort of case.

Overcrowding. In many communities there are serious problems with the lack of adequate numbers of units of social housing which results in families being required to live in units which are not large enough. This situation might be alleviated by providing more units and by identifying those who might take advantage of other programs such as home-ownership.

Maintenance, rehabilitation and budgeting. These points are all tied together and so should be dealt with together. The budget for utilities, particularly for heating is apparently an open ended budget so that heating costs are provided no matter what the budgeting is and that there is always heat in the unit when necessary. The budget, however, for maintenance is apparently fixed which means that not all the necessary maintenance and repairs can be carried out. It has been suggested that in the long term with rising fuel costs that there should be a greater concentration on the rehabilitation of certain units to bring them up to modern standards which would then reduce fuel costs and free up funds to do necessary maintenance.

Bureaucracy is a common problem to most of the housing programs. There is an impression that there are too many levels of bureaucracies and too many agencies delivering programs related to housing and this makes it difficult for people to access all of these programs. Local housing associations or authorities do provide some alleviation of this problem but there may be some other mechanism to disseminate information on programs.

That briefly covers the major items of concerns with the social housing programs. There are a number of other programs that are of concern to our membership.

The primary ones are home-ownership programs like the former SSHAG program, now the Home Assistance Program funded by the territorial government, the northern rental purchase plan, also a territorial program and the rural and remote home-ownership program which is a joint CMHC, Housing Corporation program.

More and more people are becoming interested in owning their own homes and these programs are a great boom to those whose financial situation might not otherwise allow them to do so. The HAP program provides a home package to an owner/builder who is expected to put sweat equity into the project. The problems that arise with this program occur when the owner/builder is unable to provide that sweat equity and therefore has to find labour funds. The other problem aspect is that the cost of land is not included in the assistance package. This presents a great problem in communities where serviced land may cost anywhere from \$20,000 to \$35,000.

CMHC rural and remote home-ownership program provides assistance to purchasers or builders and subsidizes the mortgage and operating costs of the unit. It is a 75-25 federal territorial cost shared program. And unlike the HAP program provides financing for land as well as the house. The Legislative Assembly committee should give serious consideration to ameliorating the financing of this program and providing more units under this program.

Both programs are good programs but there are some drawbacks. While it was initially expected that the participants in both programs should be involved in the start, there have been cases where homes have been built on speculation and then provided to clients. It has been argued that this diminishes some peoples participation in the process and thus their sense of responsibility. Some consideration should be given to examining this aspect of these programs.

A greater emphasis on programs like HAP and a greater effort to identify clients who might take advantage of the rural and remote home-ownership program might free up units in social housing for those in need of those kinds of units.

The final program that deserves mention is the CMHC co-op housing program. This program funded the Borealis and Hillside projects in Yellowknife and Frobisher Bay and I am informed is funding a project here in Fort Smith. While this is a completely federal program delivered through CMHC, the territorial government could play a role in providing information and assistance to prospective clients. The program requires that residents of the project be a mixture of those requiring subsidies like the people in social housing and those who don't. The development of more projects of this nature might also relieve the burden on existing social housing program systems.

I have mentioned the problem of bureaucracy previously in this presentation in reference to the social housing program. This problem is common to many of the other programs also mentioned. The recent annual general assembly of the Metis Association passed a resolution calling for the establishment of a housing program. The impetus behind this resolution is two-fold. First, is the difficulty that some of our membership have in dealing with the bureaucratic maze in the desire to have a single window approach to the issue and secondly, the need for a program that would provide labour funds to compliment the HAP program.

Some research has been done into what kind of a program we could establish. At present the best opportunity seems to be to become involved in CMHCs residential rehabilitation assistance program, the RAP program or the emergency repair program under the rural and remote housing that CMHC has. Both of these programs are designed for delivery by client groups such as the Metis Association and in fact in the mid 1970s the Metis Association delivered an emergency repair program. Eventually this was taken over by the now defunct Mackenzie Valley Housing Authority.

It is not likely that our association could become involved as the delivery agent at the present time because the two programs are funded on a fee for service basis. The fee schedule is \$400 a unit for RAP and \$225 a unit for ERP which would not be adequate to cover our costs. If some core type funding could be provided our association, we would be willing to seriously considered acting as the delivery agent for these and other programs.

This completes our formal presentation and members are requested to ask for elaboration or clarification on any of the points that have been raised and the Metis Association would like to thank the members of the committee for the opportunity to present their concerns and wish you well in your deliberations.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Spence. I am sure that there are members who may want to ask questions so if you would bear with us while we try to sort it out. Mr. Ballantyne.

MR. BALLANTYNE: Mr. Spence, your comment that you would like to see more emphasis on the rehab program. We've got a different message from a lot of the communities and I want to tell you some of the problems we have with the program and just get your comments about it.

1) The average cost per rehab now is \$73,000 a unit. 2) When they are actually rehabing a house, that house is taken out of the housing stock for that period of time that it is being rehabed and we have situations where people have to actually live in tents when they are rehabing their house. 3) You are not increasing the housing stock in the Territories through a rehab program. 4) They are finding that some of the rehabs they did, for instance in 1980, have to rehabed already. They were done poorly.

So the thinking then in many of the communities is that it might be better to take that money that would have been used in rehab, and I think it is close to eight million dollars last year, and put that into building new housing. I do not know what your feeling about that might be.

MR. KIT SPENCE: I can appreciate that, if you are paying \$73,000 and this point was raised particularly with regard to Smith. I think that you could provide units for less than \$73,000 a unit in Fort Smith. The point was not so much that the units should be rehabilitated but that units should be provided where not so much money is being spent on fuel and utilities so that there is a greater pool of money to do the maintenance that is necessary in some of the units.

The argument was that so much money is being spent on fuel that there is not enough money to be spent on adequate maintenance. Certainly if it is going to cost \$73,000 to rehab, it does not increase the stock but it improves the stock and that is important. Whether or not the rehab is adequate, that's a management function. I think that they should ensure that whomever they are contracting is competent to do the work. But really the point is that shouldn't try to spend a lot of money on fuel in a house that has two by four studs, they should try to concentrate on spending the money on maintenance and do something about those houses that are blowing heat out the windows.

MR. GARGAN: Thank you, Mr. Chairman. In your presentation you mentioned about where there is a number of families earning income, their rent is based on the income from the head of the household. I wonder if it were to be changed, what would be the fairest way of assessing rent in that type of circumstance?

MR. KIT SPENCE: I think the point Mr. Chairman, was that we agree that 25 per cent of the head of the household and 25 per cent of the gross less \$75 for spouse and to a maximum of \$75 for dependants who are earning income and a ceiling at the market level is reasonable. I think the point that was being made is that for some people they are almost better off if they are at the low end of the income scale not to bother to go out and get a job because so much of it goes to housing.

We don't have any solutions to offer to you and unfortunately we can only identify a problem. I don't think that there is any argument that 25 per cent -- CMHC sets that 32 per cent of income is a logical figure for a person to be spending on housing and utilities and for the corporation to charge 25 per cent -- with the scale of 25 per cent for the head of the household and the spouse and then the maximum was \$75 being included as gross income for other dependants and the market rent as a ceiling is certainly fair. And we are not arguing with that part of the scale but there is however some suggestion that \$32 is not adequate. Now obviously that \$32 comes out of social assistance and it is really in a large sense not coming out of the individuals pocket in any event. So, I don't know how you would get around the problem.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Should the rent be based on gross or net income?

MR. KIT SPENCE: We have discussed this somewhat particularly with some of the executive members and while there is some misinformation I think among some people that you could end up paying \$900, \$1200 or \$1500 if you had four people in the house working and it was based on everybody's gross income. But no, I don't think, that after discussing it with people on the executive, anybody disputes 25 per cent of gross income as being a fair number.

MR. GARGAN: My other question is with regard to incentive for employment. Do you think that people in the communities that work outside the communities, should their rent be based on wages that they earn outside the communities. For example, people that do work in Norman Wells, if they work outside the communities they are expected to pay accommodation the same as any of the communities but in actual fact they are paying two types of rent. So the incentive is not there for them to go out of their community to work because they are paying two rents, one for the Housing Corporation and the other with Esso Resources.

MR. KIT SPENCE: Yes, I can see where that could lead to problems, however, the corporation has to base it on a person's gross income. There may be some opportunity in cases like that and I can think of other places besides Norman Wells, Nanisivik and Polaris and things like that, where they have a rotational work force. Where that some consideration can be given to the fact that the person is paying double but it wasn't a point that any of our members have raised with us.

MR. GARGAN: With regard to the Inuit as well as the Dene and the Metis population, a lot of the native people are still pursuing the traditional way of life, hunting and trapping. And there is really no such programs for these people, maybe a cottage program or something like that. So, these people don't necessarily have to build in the community but outside the communities. I wonder if you might have anything to say about that.

MR. KIT SPENCE: The fact is that most of those people end up back in the community and keep their families in the community to a large extent, particularly for the school year. Trappers assistance does provide some assistance to people who go out on the trapline and I don't know if that is adequate to cover building what could be considered a residence outside of just a trapper's cabin. But if you are trying to house everybody and we have the problems of overcrowding and stuff it is difficult to look at providing somebody with essentially two homes, one on the line and one in town.

MR. GARGAN: I am bringing up these questions because I believe in 1969, when the transfer of housing programs were delivered to the territorial government there was such a thing as Eskimo housing program which was based on two dollars and the maximum was \$67. Then it went to include the Treaty Indians and that also included all the northerners. So what was at one time a program for the Inuits and Dene people, has sort of been put in one big pot and everybody benefits from this particular program.

The other thing too is that in 1969 when Jean Cretien was Minister of Indian Affairs, he did write to the territorial government with regard to the transfer of housing and that it would include the whole north. I believe at that time too was when the native organizations got together to create the Indian Brotherhood and eventually the Metis Association. I guess one of the intent of the federal as well as the territorial government was to centralize the people so that maybe they do not pursue too much of the traditional way of life. Whether it was an honest intention or ignorance this is something that I have been questioning and most of the questions that I do ask is leading to that sort of thing to find answers to why all the incentives for housing programs are toward larger locations. Very little incentives for the hunters and trappers and that is what I was trying to get at.

MR. KIT SPENCE: Mr. Chairman, I can appreciate the concerns that Mr. Gargan is raising and if you look at some areas, a couple of points. On Reserve, Off Reserve Housing Program that is administered by the Department of Indian Affairs, in the south and northern parts of the provinces particularly northern Quebec and Labrador. I think if you look at the program that has been delivered from 1969 to 1984 and compare it to what was delivered in those areas from 1969 to 1984, you will find that program that has been delivered in the Northwest Territories has been far superior.

The other point is that whether what the centralization is to do is ostensibly to deliver services to people. To bring them into the community so social services could be delivered to them. I won't argue that point one way or the other but to house people on the trapline and to house them in town means that you are housing them twice.

CHAIRMAN (Mr. McCallum): Thank you. Do any other Members have questions or comments? Mr. Ballantyne.

MR. BALLANTYNE: Mr. Spence, in your presentation you mentioned the wish of the Metis Association to get involved in the delivery of some of the housing programs that are now administered by the Housing Corporation or perhaps some of the ones administered directly by CMHC. I wonder were you referring to the central Metis organization or to Metis locals actually delivering those programs?

MR. KIT SPENCE: The Metis Association has tried to function and the executive at the present time feels that the headquarters function should be fairly small and that the local themselves should be responsible for most of the programs. That the headquarters function should be to develop policy and to disseminate that policy to the local level. And that, for instance, we have been funded for an economic development program, which will see an economic development program at each local level. But rather than having the fieldworkers or the economic development officers in each community responsible to the headquarters and paid by the headquarters, we feel that it should be a local responsibility because locals can better manage the people who are working for them, better keep track of whether or not the work is being done and in the process develop an administrative capability on their own. I think at the present time what we are looking at is to have the headquarters of the Metis Association do the leg work because we have the staff and personnel who can do it to develop a program but we would like to see it delivered as much as possible at the local level because that has been the thrust of the association overall.

But as I stated, it would be impossible for us to deliver that program under the fee for service and there are really only two programs. Both of them being delivered directly by CMHC at the present time that we could get involved in. I think that the other side of it is that we could act as an information service. I notice at the Housing Corporation that they have been collecting some booklets and leaflets that are good things about money management, how a family can manage their money and then by learning those kind of techniques can be better able to get into home-ownership and how to go about securing a mortgage and things like that. If we can provide that vehicle for our members, some of whom are reluctant to go to government because they feel that they just get shuffled from pillar to post and there are too many programs and it is difficult for them to decide where they best fit in.

MR. BALLANTYNE: I think, Mr. Spence, your concept of delivery at the local level falls in with what we heard in just about every community. In some communities, what they would be prepared to do immediately is actual take-over of the total delivery of all of the programs. They would like to build the houses, they would like to decide on the design of the houses, they would like to let out the contracts for the housing using local labour, decide who is going to have the housing and they would like to take over each and every program. Do you see your organization, the Metis Association in the long term looking at that concept positively?

MR. KIT SPENCE: Certainly, we don't want to develop any redundant levels of bureaucracy and further confuse the situation. If that was being done on a local level then I don't think that there would have been any push from the people at the Assembly a couple of weeks ago, to set up a housing program. The fact is that they saw that as being an avenue to improve the delivery of the housing programs and if they had that local involvement they probably wouldn't have asked for it.

CHAIRMAN (Mr. McCallum): I have a couple of questions, Mr. Spence. In the first instance you were talking about rental scales and in one of the suggestions you suggested that the minimum rent was too low. Do you have any further suggestions with regard to rental scales?

MR. KIT SPENCE: No. We discussed this at great length and we have been wrestling with it and it is a difficult question. As I said people who are on social assistance are being charged the minimum levels and people who are not are being charged a percentage of their gross. So, it is a question of a sense of responsibility I think that we are looking at and you could raise a person's rent to \$1200 a month but social assistance would still be providing that \$1200. And it is sort of robbing Peter to pay Paul, in a sense. I don't know -- it is the same kind of problem that comes up when a person is on unemployment, for instance, and finds two half days of work a week, it is hardly worth his while to do those two half days because it reduces his unemployment significantly. And it falls into that same kind of category.

So, unfortunately I don't see any alternative aside from perhaps involving people in their own maintenance and upkeep of the unit and perhaps requiring some sort of work within a housing project or something like that. It is a question of responsibilities. The same question comes up in home-ownership if a person -- I think that we agree in the Metis Association that the idea of sweat equity is a good concept, that a person feels a greater responsibility for the unit that he is living in if he has had some input into the building of the unit.

CHAIRMAN (Mr. McCallum): Another topic, if I may. You referred to the rural and remote program and you said that you felt that this committee should do something to ameliorate the equities if you like of it. May I ask you, how would the Metis Association ameliorate?

MR. KIT SPENCE: Not in equities, Mr. Chairman. What I was saying is that as it is the 75-25 per cent cost shared program with CMHC and the territorial government, perhaps if the territorial government could find a greater share than the matching share from CMHC might increase and there may be more units available under that program. And that program has the advantage of covering all of the capital costs for a unit, has the advantage of not necessarily being strictly new units but could be existing units that could be purchased by somebody.

CHAIRMAN (Mr. McCallum): One other comment on the R and R. Has the Metis Association talked about the maximum amount that one person should have coming in as income to meet the requirements of that program. Have they talked about increasing or decreasing it or leaving it the same?

MR. KIT SPENCE: No, we haven't even discussed it at all and I am not even personally aware of what the qualification levels are.

CHAIRMAN (Mr. McCallum): One other thing, you talked about the co-operative housing concept. We were in Frobisher Bay where Communitas Incorporated has been involved with it and as I recollect in their submission to this committee that they felt that co-op housing would not work in a community such as Fort Smith and very few other communities. I think the comment that was made in those communities that need the co-op housing, it does not work in those communities. So you have a situation that you have people getting into a co-op housing program that really don't need it. They could get involved with other ones. I just raised that as a comment because you mentioned it. But it seems to me that was a comment that their people made to us at that time.

MR. KIT SPENCE: The advantage that we see in the co-op program is that it does provide a mix within a co-op unit, that there have to be people at the upper end of the scale and people at the lower end of the scale and you get away from sort of "Oh yeah, those guys in social housing way on the other end of town". It is all in a mix and so it is a certain cross subsidization within the units and it provides some alleviation for the other social housing units.

CHAIRMAN (Mr. McCallum): Thank you. Any further questions from the committee? Thank you again, Mr. Spence. Would anyone else like to make a presentation?

MR. DENNIS BEVINGTON: My name is Dennis Bevington and I suppose I represent the construction industry in this town, having worked in construction here for some odd 17 years and I am very familiar with it.

One of the first things I would like to address is -- Mr. Gargan, you mentioned that there is some interested people getting houses and land outside of established communities, closer to where they can perhaps secure an economic base of some kind. I think that is an important point that the committee has to look at, I think there has been a lot of mistakes made in the past in our urban centres in terms of community planning for peoples needs. We see a lot of urban areas where there is high density housing that really doesn't allow people much room to expand and use their facilities in a way that can expand their economic horizons and their self-sufficiency. I think that is an important issue to address now because we certainly do have to build that into our economy.

More self-sufficiency and self-sufficiency of individuals is a good first step. Housing programs and in terms of urban centres, we see the high density type living and we have to make a decision. Is it better for us to pack together for heat or is it better for us to set ourselves apart so we have a little room to do things. Maybe break out of a bureaucratic infrastructure employment relationship that we are seeing developed in our urban centres. We are not seeing a great deal of self-sufficiency and individual initiative in communities and I am speaking to Fort Smith. To the development of these kind of smaller economies and one of the problems is the way you set your community up. The kind of housing, the housing style that is set up for people.

It is a problem that I first came in contact with when I first moved to this town because I had an idea of building a house in an area where there was no services because I had access to land and plenty of it. I worked that problem out with the town in a compromised fashion and ended up on a fairly good size piece of land which was not serviced at the time. It was an inexpensive piece of land and it allowed me to start a house over a course of years with a minimal initial investment and it allowed me to create a home for myself without the need of a mortgage. That wouldn't be possible if I had been put into a mold of a urban city lot with a certain particular price tag

and very, very specific regime in terms of construction costs, construction timetables and all those things. These are important issues that housing people have to address. How do you make housing accessible to people, and useful for people in their future life, and the future development of our territory.

In terms of housing, I am involved in a construction company, we build houses and we found over the years, because we haven't had all that much work and because we haven't had that much investment capital, it has necessitated us to develop a complete house where we build everything in the house. Through this process, I have come to the realization that there is room in this economy up here for components to be manufactured for the housing industry. The windows, the doors, the cabinets, they are a significant part of the house cost and to maximize the northern labour input into our housing industry, then we should be looking seriously at what ways we can best set up a components industry. This is being done, I mean I have moved ahead in our business on this already and I must say that the Housing Corporation is interested and perhaps in the future we may see that this will go ahead.

For Fort Smith this is fine and I think this could be carried on with proper training of the carpenters that we are training now to make sure that they have the ability to move ahead in the component area. They may find that in the future they cannot supply that need to their community and add valuable labour, time and return money to the community rather than putting it out in other ways. With the rehab programs you find that this is very much a cost effective way of doing things because of certain industry -- especially in the window industry which is a great deal of the retrofit and rehab programs of the Housing Corporation. You find that small manufacturers can compete on the retrofit market because the larger companies standardize sizes and the sizes may be standardized in a way that does not fit with the older windows that people are taking out. So there are some areas in there that could be looked at too.

In terms of the Housing Corporation we, as a company, have worked for them in the past in Fort Smith. We noticed some problems that they have. The Housing Corporation is set up to provide money to build houses and it is doing that to some extent. It is having problems, and the problems we were running into with them were in terms of the ability of middle management to deal effectively with the contractor relationship. We found that for the Housing Corporation placed its emphasis on a specified product rather than more co-operation between the contractor and the owner where you could make changes more rapidly. Sometimes the specifications for houses are designed by outside consultants and all the specifications would not necessarily fit to the particular building needs of the area. In order to make the changes -- because these are architects' plans that are devised and stamped by someone and before any change is taken they must go through an approval process -- and we found that middle management may have wanted to make the change and it was a benefit to the project, but because of the immense amount of paperwork involved in getting the approval from an outside consultant or architect these changes were not made and money was wasted.

In other words I think there is a real need to strengthen the middle management position of the Housing Corporation, the district managers, so that they can respond more quickly and more ably to the projects they are assigned to. There were some other areas that I wanted to talk to you about. Perhaps I will open it up to questions and if it comes to me, I will bring something up later.

CHAIRMAN (Mr. McCallum): Questions of Mr. Bevington? Mr. Ballantyne?

MR. BALLANTYNE: I think your comment about trying to develop a local manufacturing cottage industry is a good one and I wonder as you get more into it, any information you get if you could make that available to the committee in the weeks to come would be appreciated.

MR. BEVINGTON: Sure. I must admit I am in private business and I am not going to give away all my trade secrets -- I worked hard for them -- but I think the concept is there. One of the problems is that the carpenters up here are not trained in mill work, in the components of the house. They are trained to install components not to look at the building design of them. You might say there could be a need for some sort of training program of that nature, it is something that the future holds.

MR. BALLANTYNE: Maybe you could give us your concepts but do not give us the details. Some people say that politicians only deal in concepts and not in reality anyhow.

MR. BEVINGTON: I am speaking not as a politician here. I have enough of this the rest of the week.

MR. BALLANTYNE: I have a second question to put to you. In your opening statement you were trying to get across the idea that there has to be a lot more flexibility in housing programs that fit the need of the people in the various communities that you do not find now. And your last comment was about the problems you were having with the middle management of the Housing Corporation, the bureaucracy, the red tape. Do you think that perhaps in order to solve the first a way to do it would be to give the communities a lot more control in delivery of housing programs? If you dealing directly on the community level with, whether it is a municipal council, a band council, a hamlet council, would it be easier than dealing with the regional office who has to in turn deal with the headquarters in Yellowknife?

MR. BEVINGTON: Well, there are two ways of looking at that. Now the problem is designing houses for individuals and designing houses so that individuals can fulfill whatever goals they have themselves in life, and providing that for them. Communities can answer those needs for their people, for sure. What I have seen in Fort Smith which is the town that I have resided in for a good deal of time, is that the problem has been with the urban planners. We pull in a community planner out of Edmonton and he likes to build mill work up here and it just does not work. It is not really what we need up here, it is confining. We really have to look at the community planners and that whole process by which our towns and communities are designed and see better how we can work for the people in that regard. I think that perhaps you might be able to throw some comments about this from a Yellowknife perspective. In Yellowknife perhaps the problem is even more compounded in the higher density areas. I see a large urban population with very little ability to develop individual endeavours.

CHAIRMAN (Mr. McCallum): He is here as a Member of this committee, not as a former mayor. Are there further comments of Mr. Bevington? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. As a contractor do you find a lot of problems with the type of designs that are coming out of, say Winnipeg, and those areas? Do we need all that excess baggage?

MR. BEVINGTON: After being involved in one project, I and the project manager and most of the other people that were involved in the project thought that if the architect ever came around the site again -- and he was from Winnipeg -- we would get rid of him. Yes there are some real problems with that. I really do not understand how the architects can make so many errors. I used to have a great deal of faith in professional people but sometimes through projects like this when you can see the kind of mistakes they can make, your faith is lost in them. Maybe some day their opinion will be raised in my eyes, I do not know.

I think what we need up here is some sort of communication ability within builders, within community people, some sort of process by which we can get together on housing designs and ideas can be shared to a greater extent. I do not see any design awards for northern houses. I think there is something wrong there. Definitely we should be awarding people for creating good housing. It is something that is done in a lot of other areas of the country and in the North we certainly need it. I could also see a conference of builders, developers, community planners and community people where they discuss needs so that you can have some sort of interplay between the elements. It would also be a useful tool. I am scared of conferences -- I have gone to a lot where I have never done anything -- but I think if the right elements are involved it may well work out.

MR. GARGAN: Thank you, Mr. Chairman. In your opinion as a contractor, what would the price range be just for capital, to build a house?

MR. BEVINGTON: Well, I can only speak from my experience in Fort Smith, but we have a house that is going on the market now and it is approximately the same size as the houses we built for the Housing Corporation, and I think that it is coming about 20 per cent under that budget and that budget was something in the order of \$90,000. We are coming at least 20 or 25 per cent under that and the house is of comparable quality or even a little better quality and it is certainly the same size.

Builders know how to build houses. If you build houses in regions you gain a lot of experience in the ways of building houses and building them for less cost. Sometimes when you get a contract that has specifications that are designed by someone who does not know the area, sometimes, for safety sake or for overkill, they put up their specs to a degree that they are not needed. A builder who is experienced in the area can understand what is needed to build a house. You fall

under CMHC guidelines then you are okay and you usually do follow CMHC guidelines just in case you might want to sell the house afterwards. I think local builders can definitely do the job cheaper if they have access to the specifications of the job.

MR. GARGAN: When you read blueprints, in most of the communities most of the people are still using the imperial measurements. How do you find the metric system?

MR. BEVINGTON: It has taken me less time to understand the metric system than it has to understand the french language. No problem. Most tapes these days have the metric on one side and the imperial on the other side. It may be a problem for some people who have worked for a longer time in imperial measurement. Metric measurements are usually used in a building these days to establish your ground level, your building size and then afterwards they are ignored. In other words you use the metric until you have established the contours of your building and then you revert back to imperial. You are caught between two worlds, but so what.

CHAIRMAN (Mr. McCallum): Any further questions? I guess the only question I would have Dennis, if you were putting on the market a house that is roughly 25 per cent less than one you built for the Corporation, are you suggesting that the additional 25 per cent was because of the specifications laid down by the architect or were there other extenuating circumstances involved?

MR. BEVINGTON: Specifications are funny things, they tie you into a system. When a builder builds a house by himself or herself, you have the option of picking and choosing. You can make things go for yourself rather than to a set of specs. I know when I built some houses for the Housing Corporation we started off with the assumption that there were going to be no changes unless certain conditions were met with the architect, but after architects' boo-boos mounted up then the Housing Corporation started to change its mind and it started to listen to us and we started to suggest changes to them and we changed buildings around from that point on. We would delete here and add here and we ended up with a superior quality building for the same price.

CHAIRMAN (Mr. McCallum): But you are not suggesting that that is because contractors are taking advantage of government contracts are you?

MR. BEVINGTON: Well, I have not noticed it in my hip pocket.

CHAIRMAN (Mr. McCallum): It is 25 per cent less, that is pretty substantial. You are talking about nearly \$20,000 or \$25,000.

MR. BEVINGTON: You will find that that is the way it is.

CHAIRMAN (Mr. McCallum): I know, that is exactly the point I am making. I do not want to prolong it and I am not trying to be facetious, but that is a real concern that we have had. Why the hell does it cost more to build government houses than it does private homes, built by the same people to basically the same kind of concerns? Nevertheless are there any other questions of Mr. Bevington? I just have one. In terms of constructing, you are in the construction business, what do you suggest would be an adequate home for people? What would you suggest should be the size of it? I recognize that you can go all through the spectrum but I am saying, as a model, what would you suggest to be an adequate sized home? We are talking social housing.

MR. BEVINGTON: Okay, I will answer that in two ways. That depends on how much money you have. If there is no shortage of money then the size does not really matter, but when you are dealing with young families or people that do not have a lot of money, then of course I would suggest that you keep your housing size down to something you can afford. I also say that if you are building small houses they should be designed with an eye to the future expansion of those small houses and that is really important. Any time you build a house that is 800 square feet or smaller it should be designed so that you can make that house into an attractive unit with more floor area. I would say to somebody starting out, build small and add on. This is the age of creativity and it is also the age when the mortgages really hurt.

CHAIRMAN (Mr. McCallum): Well, I thought you were going to add some other things but okay. If there are no further questions, thank you very much, Dennis.

CHAIRMAN (Mr. McCallum): You are never going to get eight MLAs together again, you might get one or a Minister, but you have eight of them. That is a third of the membership of our Legislature. Convince us and you are a third of the way home.

MR. DAVE GRUNDY: I would like to welcome the committee Members here to Fort Smith. It was just a short time ago you were here meeting in an Assembly and we appreciated your presence then and we appreciate your presence now. I would like to thank Penny Aumond for contacting me and inviting me here. My name is Dave Grundy and I am representing what we call at the present moment the Garden City Housing Co-op.

CHAIRMAN (Mr. McCallum): Is that the same one with a new name?

MR. DAVE GRUNDY: Well, we have a problem. I would like to give you a little historical perspective on how we got into this position and why I am here tonight. Through the student council of Thebacha College it was noted that a number of our students were having problems in housing. In fact right now we are turning down students from coming here to attend courses because we do not have married accommodation. In the attempt to remedy this situation from a council point of view, the executive started to look at various programs whereby housing could be attained. One of our people, Mike Heron by name, became very familiar with funding sources, especially with the federal government, and he came across CMHC, co-op and non-profit housing schemes. From this a proposal was made, support was sought from the community. We approached the town council, the Metis Association, the Government of the Northwest Territories, at the regional office, and we gained their support. Mike worked very hard to draw up a basic proposal which was forwarded on to CMHC and lo and behold we got approval. We started in September 1983, we received funding in May.

Our task right now is to do a feasibility study on the establishment and the operation of co-operative housing here in Fort Smith. I was rather interested, Arnie, at your comment about Communitas, saying that it might not be viable here. Before I am finished there might be some dimensions added to this to make it more realistic. We met as a small group to begin with to decide just what we were going to do and then we finally had to become a public organization. We advertised the fact that we were interested in forming a group and doing a feasibility study for this project and through a series of meetings -- we have about 25 members right now who are paid up members -- other people have expressed sincere interest in this project.

Unfortunately we have run into a problem. I cannot publicly state what the whole problem is at this stage, but let us just say that there was suspected mishandling of funds. We have turned this over to the RCMP and it is presently under investigation. This is a sad thing but I think we caught it very early and hopefully we will be perceived as being responsible and we want to do things above board and we want to try to meet the needs of the people who expressed an interest in this kind of housing.

As a result everything is sort of in limbo. Because of this and because of the summer holidays it was very hard to have meetings. I would think that come September we will be into the full swing and we hope to have our total proposal to CMHC and approved or disapproved by the end of December. It might be interesting to note that the former federal Minister of Housing sent us a letter congratulating us on our efforts and saying that they have saved or allocated funding for 30 single unit dwellings if our feasibility study proves that it is okay.

Since that time he has provided me with a list of criteria and this is something that I will really fight. They suggest that single family dwellings will only be suitable for handicapped or elderly people. Our concept and what we have been working on is that we have lots of room. There is no reason in the world for people in Fort Smith to have to live in crowded housing. We have been working on a lot plan. We devised a scheme whereby not one backyard bumped into another. There is open space, there would be garden space, recreational space, lots of space. In fact, if we do it right, almost half of the land will be vacant or used for recreational or gardening activities or whatever. This is something that we really want to fight. There is no reason.

I have a feeling that a lot of this urban crowding that Dennis was referring to earlier is due to the cost of servicing and secondly, it is a profit motivated scheme. If a developer has a piece of land he wants to get as many lots as he possibly can on it to make the biggest profit, either by selling the lots or providing houses and making a profit on each unit. So that is a profit incentive based activity. A co-op is designed for people, it is not supposed to be profit motivated. In a co-op no one who belongs to the co-op is supposed to gain financial benefit. It is to provide quality living and this is what we want for our people.

In our feasibility study, if we get through that, we have another \$65,000 that will be coming to us to do the developmental side of the project. That will be hiring lawyers, acquiring land, doing the furniture in a sense, everything is all there, it arrives at your lot site, your foundation is all ready to go.

In 15 hours the building is enclosed and in two weeks you have the keys and you are in your house. The wiring, the plumbing, everything is all there, it comes complete. The Swedes have been at this for a long time. There is a local businessman who is promoting the sale of these homes. We consider what he has been telling us as only one proposal. I am hoping that people like Dennis and other construction firms locally here, will approach us with different kinds of proposals. We want the best dollar value we can get, the best buy that we can get for our money. I was amazed at the ease with which we got our initial funding. I am not amazed at what hoops we have to go through to get the project approved and get it all done. It is going to be a lot of work but I think it will be worth it.

That is really all I have to say. I am a private house-owner myself and speaking not for the housing co-op but for myself, I just would like to make this comment. When I first came here and decided after living here for two years that I wanted to stay in Fort Smith, there was some rumour that the territorial government was going to be getting out of housing. I was just fortunate that I had a little money and I decided to leap into it and afterwards I thought, "Have I done the right thing?" because a lot of the old people were starting to leave -- and this is no reflection on any of the members here but the quotes were the "brown politics" and everything -- that does not concern me at all but this was an event that was happening. I wondered if I was crazy. I do not think so. I think it has worked out very well and I think the fact that the government is getting out of housing has given Fort Smith a sense of permanence that maybe was not here before. I think our population is much more stable and I do not regret it one bit, and I do not mind seeing members of different races on our Legislative Assembly. That is all I have to say. Are there any questions?

CHAIRMAN (Mr. McCallum): Any questions of Mr. Grundy? David, just on the concept of the co-op itself, you say that you have X number of people signed up. What is the cost of membership?

MR. DAVE GRUNDY: It is \$50. At this stage we call that a provisional membership.

CHAIRMAN (Mr. McCallum): What do you envisage then being the kind of equity one would have to have put in it should the concept come to fruition?

MR. DAVE GRUNDY: We believe that it will be around \$1000. Shares equalling \$1000.

MR. CHAIRMAN (Mr. McCallum): What do you anticipate the cost a unit?

MR. DAVE GRUNDY: We have been told that a ceiling would be around \$90,000, but we are hoping to come under that.

CHAIRMAN (Mr. McCallum): Get Dennis, he can do it for \$75,000.

MR. DAVE GRUNDY: Well, this is what I was thinking.

CHAIRMAN (Mr. McCallum): So that an individual member of the co-op would have an equity of \$1000 in it. Does that equity grow?

MR. DAVE GRUNDY: No, it does not.

CHAIRMAN (Mr. McCallum): The individual who then leaves a unit simply turns back his membership to the co-op, who in turn will then look for someone else to take it over.

MR. DAVE GRUNDY: That is correct. You would have to be a share member to live in a co-op. Only if the membership dropped below, lets say 30, if there are only 25 shareholders, then we could go out and rent privately. We could go on open market but again it would on the same rent structure as what the co-op members would pay.

CHAIRMAN (Mr. McCallum): What do you anticipate for the costs to that individual to run that unit?

MR. DAVE GRUNDY: I really don't know yet. That is all going to have to be based on a number of things. We are still learning, they take the lower end of market and for the first three years what CMHC does is they finance the project 100 per cent. We have been given a \$10,000 loan to do

tendering, whatever is necessary. Possibly hiring a group like *Comunitas* to come and help us. Then we will be given funding for the actual construction of the houses. That would be mortgaged over 35 years and for the first three years we are assessed an interest rate of two per cent of that total loan, CMHC picks up the remainder. If the rate is 15 per cent, CMHC is paying 13 per cent and we are paying two. Then after that, in each successive year the rent, whatever that has been based at, at that subsidy level will go up by five per cent a year. But the rent increase will be based on a five per cent increase.

CHAIRMAN (Mr. McCallum): I am sorry, after how many years?

MR. DAVE GRUNDY: After the third year. The end of the third year.

CHAIRMAN (Mr. McCallum): The first two years is two per cent amortization, after that the fourth year could be seven?

MR. DAVE GRUNDY: No. Lets say our rent starts off at \$400 a month, so for the first three years, this is based on that two per cent. Then in the fourth year, you take five per cent of that which is \$20, so your rent for the next year is \$420 a month. And we don't want to call it rent because every person living in that is a mortgage payee. They are not renters, they all own a piece of the action. At the end of the next year, the rent goes up by five per cent again so it five per cent of \$420 and so on until you get the low end of market or until you get to the normal pay back at the regular mortgage rate.

CHAIRMAN (Mr. McCallum): Okay, I just want to get it clear. Does the amortization over the 35 years the co-op pays two per cent? Is that what you said?

MR. DAVE GRUNDY: For the first three years. I don't know what happens after that. I am not well educated enough yet.

CHAIRMAN (Mr. McCallum): Oh, come on, don't kid me. I understand the arrangement on the amortization, \$35,000 at two per cent. The feds pick up the other at whatever the going market rate is, but it is locked in for three years at two per cent. If it is 15 when you get it out, they are paying the 13. They are locked in to paying 13 for the first three years. I guess my question is, what rate are you going to be paying in the fourth year in subsequent years?

MR. DAVE GRUNDY: As the rent goes up, our subsidy will go down. I must mention too that.

CHAIRMAN (Mr. McCallum): It is not going to go down very much if it is only going to go up five per cent, \$20 a unit.

MR. DAVE GRUNDY: That is right, it won't go up very much and this is the advantage. We have a lot of people who are single parents. They are paying \$700 a month rent for a two bedroom apartment, they may have day care costs. That is a lot of money and we can see that this is going to be very beneficial to this kind of person and again if we can get the spread of incomes through the thing, it will be just fine. The other thing is that 15 per cent of those units have to be for social assistance as well. What we see the effect of is not really harming the private market. We honestly don't think at this stage that we are going to have any influence on the sale of private homes in this town because those houses are going to be locked in for 35 years. They are not going to come on the private market.

The second thing is that we will be aiming at people for the most part that really couldn't afford to go out and buy a home right now. I know that people that have expressed an interest in this have gone and I know the local real estate agency have said "Why not try R and R", they try R and R and there is no money.

So I see us as being in between the social assistance and the NWT Housing Corporation and the private sector and I think we will be doing Fort Smith a great service and the people that live in those homes.

CHAIRMAN (Mr. McCallum): One final question. Does an individual who puts in some equity, that is \$1000 or whatever amount, able to make a return on that investment? Can they increase that equity?

MR. DAVE GRUNDY: No, they can't.

CHAIRMAN (Mr. McCallum): In other words you pay in \$1000, if you get out, you get \$1000 back. That's it.

MR. DAVE GRUNDY: Right, but I see it especially in the beginning years, where they should be paying below the market rent level, they are making a savings. Now that savings can be whatever you want to call it, savings, maybe spending a little extra money here to live a little better or whatever but that is where the equity is going to be coming in.

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

MR. BALLANTYNE: I would like to make a couple of comments about the co-op in Yellowknife. I was fairly involved in it. That co-op worked very well in Yellowknife but I wouldn't even presume to say how it would work here. But at that time there was a very, very tight housing market and the private market could not provide enough housing. Now, if that co-op hadn't gone up in Yellowknife, those 50 units, we would have a horrendous situation right now. I think the cost per unit in Yellowknife was about \$90,000 or \$93,000 per unit. I think the average rent now is probably about \$750 a month. Essentially the low interest rate subsidizes the rent. That is actually how it works. And as I said, it worked very well there. I know in Yellowknife and Frobisher Bay they had a lot of problems dealing with CMHC with a lot of the negotiations and CMHC ended up being flexible in some them. So, I wish you the best of luck and don't give up.

MR. DAVE GRUNDY: No, we won't. Thanks Mike.

MR. BALLANTYNE: Another comment I'd like to make that Dennis made and you made about the problems of planning in the community and some of the reasons you touched on as to why it is difficult to give that sort of flexibility in a community. I'll tell you one of the reasons we found in Yellowknife and I am sure you find here, is the way that land is provided from the territorial government to the municipal government. What happened in Yellowknife is when the Mackenzie Valley pipeline fever was going on it seemed then that there would be a tremendous need for housing. And so, the municipal government borrowed millions of dollars from the territorial government and provided all sorts of serviced lots and nothing happened. But the way that arrangement is between a municipal government and the territorial government is that there is interest and principle repayments on an annual basis and the reality is that the city didn't sell any lots for three years, so interest payments build up and build up.

I guess one of the major problems that we found and I am sure the mayor here has found that it is very hard to predict what sort of a land assembly that a municipality really needs. So what happened in Yellowknife is that we had the equivalent of 400 lots that we had to pay interest and principle on. We had to sell those lots first and we were not able to look at any alternate sort of lots. We were locked into a situation that really wasn't the municipalities making. So, I think that if we are going to solve that, the municipalities are going to need a lot more flexibility in developing enough lots. Otherwise that problem that Dennis talked about and you talked about is going to happen over and over again. That is all I wanted to say and good luck with your co-op.

MR. DAVE GRUNDY: Thank you very much and we will keep in touch. When does this committee come all apart and report?

CHAIRMAN (Mr. McCallum): We will make a report during the November session. Thank you very much, Mr. Grundy. Would anyone else like to make a presentation? Mr. Beaver.

MR. HENRY BEAVER: Thank you, Mr. Chairman. First I would like to welcome all of you to Fort Smith. I would like to comment a bit on Mr. Grundy's proposal. I think it is something that is good but I feel also that we have a problem in Fort Smith right with housing privately. And we are still going to have a problem even though this proposal may go ahead.

Another thing is Kit Spence, on behalf of the Metis Association had said that it doesn't matter what amount of money the rent is that social services will pay for it. The last couple years I have been dealing with people that have come to me and said that social services will not pay for rent such as an apartment for \$400 a month. So it does matter what the rent cost is on houses.

One of the other things I would like to comment on is repair of housing. One of the suggestions, I think you made Mr. Chairman, on possibly making new houses rather than repairing them. I think it is a good idea but I think before we get that far I think we should identify the houses that are going to be repaired each year or the coming year. So then at least someone would know that their house is going to be torn down and they are going to have a new house the following year. At least their hopes of getting a new home not just repairing the thing over and over for the last 20 years and it is still sort of the same old match box that they have been living in.

I have a few statements to make about the HAP program and, 1) As recent as this year we had a HAP program promised to a person sometime in early March and in May when he wanted to get started he was advised that if he didn't pay his taxes he wouldn't be granted that program. I do not think that CMHC has to be involved in municipal affairs. If it is your land, whether or not you are 10 years behind in taxes, I think you are the one that has to deal with the Town directly not CMHC. I also feel that they have made it difficult for this family and because of this he has only now started his building and September is only around the corner and we will probably have snow early and these people are not going to have a roof over their heads. They have to stay in a broken down house again and I think it is unfair and I think it was unfair of CMHC or whoever took that stand at that time.

Rental housing. We had a problem and I think we still have a problem in that area. I feel that as people rent they like to see people come in a repair their furnaces at least once a year. Not every five years or only when your furnace goes off and then you have to call for the serviceman to come. I know because I have stayed in public housing for a couple years. I have a brother that stayed in public housing for a couple years and I have known friends that stayed in one for 10 years and for the last five years they haven't seen a serviceman come and look at the furnace. It gives the people a feeling that they are not really safe. For instance, if a furnace is not cleaned, it is dangerous and I think they do not look at the dangers involved. I feel there is an adequate maintenance man here that can go around during the summer or the fall, he has at least three months to go around to all the houses and spend an hour or two on each furnace.

Besides that I know that there are other repairs that haven't been taken care of and because of that when the people move out, maybe the house was in poor condition when they first moved in, they lose their deposit because of the fact that the houses were not really up to standard in the first place. So, it is a problem within this community and maybe in other communities it is a problem but I feel either the CMHC or whoever looks after the public housing has to make more moneys available so they can have an extra maintenance man on hand year round. Maybe one or two men is not sufficient enough to look after the houses in this area.

I did trap during the time I rented the housing and when I came back I had to try and rent a house and during the time I did try I had to stay with my brother who has three kids and I have four. There was 11 of us staying in a three bedroom house. So there is a problem for the trappers. I think one of the things they don't like us to do is leave a house unattended when a guys goes out for three months and not come back to the dwelling. I feel there should be a clause in there that assists the people who want to live off the land and maybe then the people would be more willing to go out and trap if they could come back to a home in town. But as it is, a lot of times when they come back to town they have to wait one or two months before they can get back into public housing.

I'd like to go back to the HAP program. I feel that the program has changed every year since 1979 when they introduced it. I think there is room for improvement and one of the improvements I would like to see is that when you get a package or moneys for home-ownership program is that the water and sewer connection is added to it, if the water and sewer in that area is available.

I also feel that all across the Territories the blueprints for housing is the same, the High Arctic gets the same as Fort Smith. And we know, as you gentlemen know, that the soil here in Fort Smith is really good for basements. These things are not considered. Right now, a person who is building a home has to build on piles and I don't feel it is necessary to have these buildings four feet off the ground. We have very good stabilization and seepage in this area so I feel there has got to be change within their standards and also they should recognize the size of the families and not say "You got to build this house, 24 x 24" and then you have six people going in it. A two bedroom house with six people inside, I think that is why we all feel like sardines. Another one I would like to comment on is the RAP program or SHAFT whatever you call it.

---Laughter

About five months ago they approved moneys to my next door neighbour under the RAP program. At that time he was living in a very small house and he wanted moneys to repair that house. They had some of their own money available and decided to build a new home and they had to return the money that came from RAP. They could not invest that money into their new home which I think was wrong because they were going to pay it back anyway. As a result of that it took them two years to get to the stage where they are right now on their new house by really scraping by sort of thing. You know, that is very hard on people. The moneys that the government gave him he could not use it on new home but yet he could use it on his old home. I feel there has got to be some give in that program -- if a person has enough money from his own pocket to build a new home then there should be room there to transfer the other moneys to assist him in building his own home as long as he puts his own sweat and equity in. I think that is all I have to say right now. Thank you.

CHAIRMAN (Mr. McCallum): Any questions of Mr. Beaver? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Mr. Beaver, I do agree with you that the Housing Corporation does have that flexibility to change from year to year different programs to suit their own department. I guess one of the problems is that there is quite a variety of flexibility depending on where the district office is. They quote you on different prices to be eligible for the RAP or HAP, depending on your income, different districts say different levels of income.

Also, if there is a policy put in place it really doesn't address the community needs but rather to suit their own needs. This has been something expressed in pretty well all the communities we have been to. I do not have a remedy but this is something that we will have to address as a long term goal. I certainly would support more home-ownership rather than the low rental housing program.

I know that in a lot of the communities where people work for the government or are affiliated with the government in some form or another would say that because kids have to go to school, people have to build houses in a location where there is a school. I have mixed feelings on that. Certainly for the Dene perspective, maintenance learning is part of the Dene culture and that you have teach your children to live off the land in case you do not make it in the white economic world. And I feel that that shouldn't be the excuse using a lot of instances. I just wanted to give you my views.

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

MR. HENRY BEAVER: I agree with you, Sam. If I had a choice where I could build my house I would rather build it in the bush because I feel with the education curriculum that is going on now, I feel I can teach my children better than if they were in school.

CHAIRMAN (Mr. McCallum): Times have changed.

MR. HENRY BEAVER: That is right and I think a lot of the young people would like to see that. If you had more flexibility you would have more people building their homes out on the land and being able to get back to the land in teaching their young people both in English and learning how to read and write, arithmetic and all and things like that. I believe there is enough young people that really want to go back there and they do have that knowledge.

Another thing that came to mind while Sam was speaking is the old age home-ownership program. I do not know if there is any available at this time but we have a fair amount of older people who live in older houses on serviced land. There are services available right in front of their lot but are yet using out-houses and I really feel it is a shame because in one instance -- for a whole year during the time a young person was going to school, did not get off the bus in front of his house. He got off around the corner and walked around to his house every day of the school year because he was ashamed to get off in front of his house. He thought his friends would make fun of him in school. Therefore, I think there should be more emphasis on people where there is a need. Some of those people may not have spouses, they may have passed away. I still feel that there is a need at least in this community to improve those houses, maybe to build new houses, one or two each year in that area with all services available. It will make it look a lot better. I mean, there are houses here where one house has services, the next one doesn't and I think there should be money available so we can be able to hook up to all the houses.

It is fine and dandy for the mayor and council to implement by-laws saying you have to hook up within one year. I probably voted for it too, because I am councillor but I still feel that some

of these people can't afford it and as long as they live, they will never be able to afford that. I think with assistance from the government we should look at the possibility of trying to hook up those homes.

CHAIRMAN (Mr. McCallum): Any further questions? Mr. Gargan.

MR. GARGAN: I just wanted to go a bit further with what you said regarding the senior citizens homes. This "Housing Needs and Delivery" was done in April 1984 but for the senior citizens program, the capital budget for that is only about 4.4 per cent of the total budget that is going toward the housing programs. I believe that they have been badly neglected especially in the smaller communities but even in the larger communities that we have been to, these are the people that are losing out on programs. Basically because of their lack of education and also because they are not aware of the programs that exist. It is not until you scream and shout for a senior person that things are done on an individual basis rather than a collective basis. I certainly would like to see changes in that area too. I believe that we will be addressing that this fall.

The other thing with regard to the embarrassment of native people living in substandard houses and that. I believe it is true that as far as the education system goes is that the education system is based on middle class standards. And if native people do not meet up to those standards, they are considered a failure. It is quite true what you say that it is the attitudes of the education system that makes native people the way they are. Thank you.

CHAIRMAN (Mr. McCallum): Any further comments? Mrs. Lawrence.

MRS. LAWRENCE: Mashi cho. I would just like to say thank you to Henry Beaver for his presentation and also the others as well. We are here to listen to your views and concerns. The problems that you have identified here tonight are similar to the other communities. Some people made it very clear the problems that exist with the contractors and different problems that are happening. They are unable to hire local people due to the way the housing is designed. It is a fundamental right for people to have adequate homes especially the elders, they earned their living and should be left in their own homes if so wished. And that is one of the concerns that keep coming up all the time and that is the elders. There should be some kind of program developed for the elders if they want to stay in their own homes. Again, I would like to say thank you for all your views and concerns. Mashi.

CHAIRMAN (Mr. McCallum): Thank you. I have a couple of questions, Henry. In the beginning you said that you had some concerns about the proposal made by Mr. Grundy. Would you like to elaborate further on that?

MR. HENRY BEAVER: I don't want to criticize them but I can't help but feel that they are trying to segregate themselves and I don't like that. I feel the college is a part of the community and I feel that we here have to work together to get adequate housing for the college and I think it should be left up to the people within the area. Mr. Grundy is a part of this community but I also feel that the government has a responsibility to house the people that are coming in, that are long term courses, short term courses. I feel the government has to put more emphasis on housing for the students that are coming about and the courses that are coming about. I don't feel that they get up one morning and say "Oh, I am going to start this course tomorrow" and then there is no housing available. I feel there is planning available, I think there is years or at least months of planning ahead of time and with that planning in mind, I feel they can look at every perspective of housing availability within this community.

CHAIRMAN (Mr. McCallum): You also said that there was a concern about rental scales and you referred to what Mr. Spence had put forward. Would you like to elaborate on that?

MR. HENRY BEAVER: One of things I feel that as a trapper, I trapped and worked for the government and I am still working basically because the trapping season wasn't worth it. You can't penalize a person because that is the way he wants to live. He wants to go out in the bush and try to make his living out on the land and leave his family at home. Maybe that is all he can afford and he may be able to get assistance from social services but like I said I have had people come to me and had to send them to an appeal board. There is no one in this crowd at this time that belongs to the appeal board to let you know that there was people coming to them. They didn't want to pay for their rent that was \$400 and that was in Spruce Manor. They had two children and it was the middle of winter and yet they did not want to pay for their rent. In this sense I disagree because I was involved personally.

CHAIRMAN (Mr. McCallum): What do you suggest in terms of rental scales? Do you suggest that they should be lower or they should remain as they are? I think the gist of Mr. Spence's comments was that the rental scale was fair although the minimum rent was not sufficient. What are you suggesting in terms of rental scales?

MR. HENRY BEAVER: I think when you go to social services for assistance they bring themselves up to date on what you are doing and if there is plenty of work out there and you tell them that there is no work. At that place and time they will not give you the assistance that you require because you have to go out and look for a job and that is basically how the assistance works.

CHAIRMAN (Mr. McCallum): I guess what I am trying to come to is that whether there is funds available from social services I guess I am more concerned with the rental scale. Do you have difficulty with the rental scale?

MR. HENRY BEAVER: No, I don't have any difficulty but I feel there is two things to this scale. I think the scale is fine, \$32 in some areas maybe is too low. I feel with some people, maybe that is all they can afford at that time. Because the more money they get from social services would cut off on their food allowance if it is over a set amount.

CHAIRMAN (Mr. McCallum): You mentioned about going out on the land trapping and having difficulty when you come back in to acquire accommodation. What would you suggest as remedy to that?

MR. HENRY BEAVER: The thing that I would like to see is if a person is renting a home -- and I do not know if it has changed over the last year or so since the new board came in -- but I know that as a trapper if you left you had to release your home to the local authority here. Then at that time you have to reapply. Sometimes if you reapply in the spring or early before the spring time, sometimes when you get into town you still do not have a home. What I would like to see is the person who is trapping being able to hang onto that home and use it as a home base while he is also out on the land.

CHAIRMAN (Mr. McCallum): And still pay rent on it?

MR. HENRY BEAVER: That is right.

CHAIRMAN (Mr. McCallum): But you would like the unit held during the time the individual is out on the land?

MR. HENRY BEAVER: That is right. It is sort of based on a private home, if you do not want to rent it you could always come back to it.

CHAIRMAN (Mr. McCallum): One other thing. You talked about the rehab and about the HAP program. I do not want to get involved if you are concerned with the local housing authority about maintenance work. I think that is something that should be brought up with the housing authority, I do not think we should get into that, but you talked about the identification of the rehab, who should get it. What agency do you feel should identify what houses will be rehabed? Who should identify who gets the grants under the home assistance program? What agency would you suggest? I take it that you do not feel comfortable with the present set up. Just whom do you think should do that identification?

MR. HENRY BEAVER: I am not talking about who gets it or who does not get it. What I am talking about is how it is governed, how the moneys come to be, whether it is only \$30,000 or only \$10,000 or only \$18,000, whatever the set amount is. The other way is to be able to say what kind of home you should build. That is the more important thing at this stage. That is what I am saying. It does not matter to me who chooses who stays in there or who gets it. The thing that I am concerned about is how adequate is that home, or how big is that home, or how many rooms in that home, for this family. If it is two, fine, a two bedroom home is fine. If it is four, then maybe lets make it a little bigger. That is what I am trying to get at. I should not be able to try to tell you that because you are ordering a home and there is X number of dollars of available, if you can build a four bedroom for \$30,000, then you should be able to build a four bedroom home or a six bedroom home or an apartment, whatever it is.

CHAIRMAN (Mr. McCallum): One final thing. You talked about these home assistance grants that should only be given to people on serviced lots and then you get into the business of saying you should be able to build it anywhere. How do you reconcile both of those?

MR. HENRY BEAVER: The program that is now available is given to people that are in town. The other thing I would like to see is to make it more flexible. If a person wants to build his home out on the land it should be up to him because maybe that is where he wants to live, not in town. But yet he has to live in town because right now I can tell you that it takes a lot of money to go out on the land. It is not just a matter of getting up and going. A lot of us have to equip ourselves. To basically go out in the bush right now for a family of four they are putting out about \$1000 just to stay a few months. And that is a \$1000 that maybe you do not have. Maybe the home-ownership assistance would be able to help you identify where you want to live permanently or at least for part of your life anyway.

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

MR. GARGAN: Thank you, Mr. Chairman. Mr. Beaver, you mentioned that some people had arrears. What do you think of individuals who take the incentive to improve their house or try to pay rent through a credit system. For example, if you were to paint your house so much is taken off your rent. Or else if you are far enough in arrears you could work off your arrears. I believe the Housing Corporation or the housing association here has said that they only have two maintenance people who are working on houses, so it would be a good kind of arrangement. What is your comment on that?

MR. HENRY BEAVER: I think the new board has changed, but at one time it did not matter. If you did your own home you did not get any credit for it, but I think as time has gone on -- I am not too sure -- but I feel that is something that should be in place. If it is not in place then let us put it in place. I feel that a lot of people have skills that could be used to subsidize their rent and maybe that is what they are looking for. Maybe they could do it after supper or on weekends, fixing up their doors, as long as they have the money available or the housing association gives them the material to do the work. Maybe they could subsidize the rental costs for that month. If the program is not in place I think we should look very seriously at implementing it.

CHAIRMAN (Mr. McCallum): Well thank you very much, Mr. Beaver. Anybody further who would like to come up? Freida?

MRS. FREIDA MARTSELLOS: My name is Freida Martellos and I guess I just want to make one comment. I believe in the democratic system that if you want to be democratic about something I really feel that you should have an elected board governing each place and that is including Fort Smith. If you do not get people on that board that actually live in those houses and see those conditions, then how are you going to know that you are getting what people really feel and the conditions they have to live under and everything else. Most people on those boards are a very elite group. I know my husband put his name in and we never got an answer back and the answer that he got through hearsay was "Well we could not put you on the board because your father-in-law lives in one of those houses." That really hurt me and that was a few years ago and I just do not feel that it is democratically run and I really feel that unless you get elected boards in any community, that you will not get what the people really want.

I very strongly feel that all boards are alike, whether it be any board in any community, that until you get the people electing those boards on behalf of those people, and get the people that are actually living in those houses and have to live in those conditions, then you are not getting what the people really want to say. I do not see anybody in this room tonight that is living in public housing. How do you know what the people are really saying? They are not going to come to the meeting here to say what they want. I see the people in this room all own their own private houses and paying taxes like I do. I cannot speak on their behalf. Those people should be the ones that are on those boards saying their concerns and presenting their presentation to you in an honest way because they know what they are going through in those houses and until that is done, I do not believe in listening to a lot of these presentations. I know people who have a lot of concerns but they are not going to come here. They do not have the guts to sit here in front of you and in front of other people that they do not know to express their feeling. It really hurts me when I see stuff like this and that is all I have to say.

CHAIRMAN (Mr. McCallum): Just before I recognize others I think we are not just concerned about social housing or public housing.

MRS. FREIDA MARTSELLOS: Yes, I understand that, but most of the houses in this town that concern the housing authority are the public housing or low cost housing. That is where I am concerned. I think Henry gave a very good presentation on some of the issues regarding these people, but there are a lot of problems out there and I know there are a lot of problems. The only way you are going to solve those problems is if those people that are living in those houses are sitting on those boards. I would not want to sit on the board. I am living in a really good, decent house on the main street and I cannot speak on their behalf. I do not know what they are feeling when they live in those houses. That is just the way I feel.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence?

MRS. LAWRENCE: Thank you, Mr. Chairman. Freida, when you are referring to board are you talking about the housing authority?

MRS. FREIDA MARTSELLOS: The housing authority board, yes. Every once in a while you see an advertisement in the paper where they are advertising for new members or whatever and most of the people that live in those houses would not answer to an ad like that, or the people that do answer, most of them would not get answers anyway, not even an acknowledgement that their name was put in. Or when you get on the board you are just one number and you are voted out every time anyway. I have been on some of those boards myself, not on the housing board, but other boards, and that is exactly the way I feel.

MRS. LAWRENCE: I agree that we should have someone speaking about their problems on the local housing board.

MRS. FREIDA MARTSELLOS: But not just only one person, do you know what I mean? The majority of those boards should be people that are living in those houses. I should not be on that board because I am living in a decent house with all the luxuries. I should not be speaking on their behalf but someone has to, and until those boards are elected democratically, you will not get the proper input that you are here to get.

MRS. LAWRENCE: I agree wholeheartedly, and I am very disappointed that none of them came. I was very much looking forward to meeting them and hearing their views and concerns. What do you suggest we do to bring them out to a meeting, maybe a place other than this place? On their street?

MRS. FREIDA MARTSELLOS: Well, I really feel the first step is that you have an elected housing authority, all elected people on the boards. It is very, very important because until you have the people in your community representing you -- that refers to the people living in those houses -- you are not going to get a true picture. I cannot give you a true picture and I have lived here all my life. I was born and raised here. And there is nobody in this room who lives in public housing today.

CHAIRMAN (Mr. McCallum): Just to get it straight, there is one person here who lives in public housing. Further questions of Mrs. Martsellos? Just the one comment, the housing agency is the housing authority here. What you are suggesting is that it goes back into a housing association, because under the housing authority at the present time, an authority is made up not just of tenants. There are three people on the housing authority who are tenants at the present time and that is not all of them. The authority obviously operates differently from a housing association. There are very few authorities in the Territories but they were developed in the beginning because there were tripartite agreements between the municipal council, the federal government and the territorial government and that is where the authority came from. To change it I think there has to be some input from the people involved or then is laid on from the top, and it may be that that will be something that we could do, to suggest that there should be housing associations. In other communities there has been quite a bit of talk about what a housing association can or cannot do and -- Ivory soap, 99 and 44/100ths of them suggested that they do not enough, they want much more. They want even more to do with housing than they presently have, so there may well have to be other changes made concurrently with it. But certainly your suggestion that the agency who looks after housing should be made up of tenants is a recommendation that we will look into.

MRS. FREIDA MARTSELLOS: Maybe not all tenants but private people that have concern for housing and know what they are talking about, say tenants and other people in the town. But, it has to be elected, it has to be a board that is autonomous, that people know when they go to that board that they are going to get a fair hearing. That is with regard to anything to do with the housing

authority, not only the tenants that are living in there but private business people that have gone there and have not been given a fair hearing, people that have gone with applications and just because of who they are the applications have not gone to where they are supposed to have gone. That are the people that I am concerned about because I have heard a lot of comments regarding this board and that is why I am making this submission. Sometimes these boards can be really cliquish little boards. This friend gets on and then this friend gets on and then the other friend comes in and pretty soon it is a friendly little clique. The people are not being represented, that is what I am saying.

CHAIRMAN (Mr. McCallum): I am not too sure that would not occur with the housing associations tenants groups too because we have heard the same kind of comment made by the associations.

MRS. FREIDA MARTSELLOS: But I think if it happens in Fort Smith it will be represented properly because the people in Fort Smith will make sure that it is done properly.

CHAIRMAN (Mr. McCallum): Now you and I have been around the track a couple of times and given the history of people who stand for election to various things in this town, we might have to twist a lot of arms to get people to put their hands up to serve on an elected board. But nevertheless I think your comments are certainly welcome to us and that is something that we will take into consideration. There is not much sense for us to get into a philosophical argument on it but we have heard the comments on it and we will take that as a suggestion. Do you have any other comments that you would like to make?

MRS. FREIDA MARTSELLOS: No, that is it.

CHAIRMAN (Mr. McCallum): Okay, thank you.

MAYOR JOHN VOGT: Good evening. My name is John Vogt. I noticed that you were welcomed many times, so at this time I just would like to bring greetings from the community to you. I am also, of course, very pleased that you could hold your hearing here in our fair town, that people could express their views. Last night's council decided that the town itself would not make a presentation, however, that each individual councillor could come to the hearing and speak on what he or she has learned or heard through the community and bring those views forward to you.

CHAIRMAN (Mr. McCallum): We had quite a turn out, did we not?

MAYOR JOHN VOGT: I am pleased that so many councillors came, like Henry. I personally would like to speak to the concern of the HAP housing and I believe you used to also call it the old SSHAG housing program. At one time the association would offer maybe \$30,000 or \$50,000 to build a house or whatever. It is a very worth-while program and I would like to see it continue, in fact, be increased. It worked very well in our community. One thing I would like to comment on though is that the responsibility of having the individual that was selected for the program to build his own home for a simple reason. Mr. McCallum also built his house as being his own contractor and put a lot of sweat and effort into the home itself and maybe got friends to help or got the subtrades much cheaper.

We heard earlier why housing sometimes when it is standardized much higher, because the subcontractors are up here, when you bid to an architect or to specification and when you come as an individual and say, "Look Charlie, would you put my plumbing in? The pipe is going to go here and this is what I have. I have a toilet, a sink and a bathtub in my house" and this particular plumber would come over and rough this plumbing in or do the work for you for a much cheaper rate than if you have a page of specifications written up and specified certain items that maybe even have to be imported from England or what have you.

So what I am saying is, I would not like to see the corporation lump together again housing under this HAP program and pick a specified contractor to build those units. I would rather see that it would continue with the individual to build those units because they would put more effort into it, they would take more care of the home because they have put their own sweat and effort into it, and they would also take more care later in their home because they would realize how hard it is to accomplish that. That is all I have to say on that. I would like to see the program somehow increased so that more people could take advantage of that particular program because that has seemed to work very well here instead of the public rental housing. Of course we do need rental housing, there is no doubt about that.

I have about two or three other concerns that I would like to bring forward but if you want to question me on this particular one first?

CHAIRMAN (Mr. McCallum): Just to get it straight in my own mind, when you say that the home assistance program should be increased, do you mean the amount of the grant itself, or do you mean the number of grants and the total amount of money?

MAYOR JOHN VOGT: Well, I believe that as every year goes by there is an increase of materials and a little bit of inflation or what have you. We also heard earlier that if you build a home as a contractor you are talking about \$90,000 and then you go back \$25,000, \$65,000 or \$70,000, so I would say it all depends on the individual too. If you are more skilled and can do more work on your home, you put out less money, because you need less money, there is no two ways about it. However, I would say that between \$50,000 and \$60,000 is a fair figure if you tried to get into your own home. This is what I would suggest is the price in order to build your own home and do a lot of effort yourself. I am sure it could be done with local lumber or logs within the community. What I mainly want to say though, is that it should be increased by numbers. It should be available to more people, this is what I am saying.

CHAIRMAN (Mr. McCallum): Okay, that is the point I want to make. You are saying that there should be more grants, but at the same time you are saying that we should be increasing it now from roughly an average of \$30,000 or \$35,000 right, depending upon the locale?

MAYOR JOHN VOGT: I believe it was somewhere closer to \$50,000 was it not?

CHAIRMAN (Mr. McCallum): That depends on where you are. Further into the North and the west I think the grant was somewhere in the proximity of \$35,000 to \$40,000 whereas here I think the maximum may be closer to \$30,000. You are saying both ways?

MAYOR JOHN VOGT: I am saying both ways. If your maximum is \$30,000 I would agree with that.

CHAIRMAN (Mr. McCallum): Okay, you have other comments that you wanted to make, Mr. Vogt?

MAYOR JOHN VOGT: Well, the other comment was on the senior housing renovation program. Again, as a couple of people mentioned it should also be increased by numbers and it should also be left with the senior citizen. Especially speaking of this community we have plenty of contractors here and a lot of the senior citizens are very familiar with some of the local contractors and they should deal with them directly and get the work done. Again, the three or four that were approved for Fort Smith were lumped together and some contractors come here from another community -- I am not mentioning the community -- to come here where we have 17 contractors or maybe even 18 or 20, in fact another one started the other day. For a small community we have some coming in from out of town to do this little work for the senior citizens and in fact, it has never been done. I am sure that there are going to be snowflakes flying pretty soon and it is going to get cold out and those senior citizens who were selected for the program have still not got their work completed, or even started. I am quite concerned about that.

I am sure it would be better if those people could select and pick their own contractors. In fact some of them are capable of doing a little bit of work themselves because one of them used to be a carpenter. So let them decide how they are going to get it done the best, with some supervision that the work is going to be completed, what they have asked for. Not that someone says, "I am going to put a window in" and then they go out and buy themselves a little car with the money, I do not mean that. But for the corporation to lump it together again into one contract and hire a contractor from Frobisher Bay or Edmonton to do the work, I do not think that is the right thing to do.

CHAIRMAN (Mr. McCallum): Is that being done now?

MAYOR JOHN VOGT: That is what is happening right now. I talked to one of them the other day and he is still waiting for them to come -- well, they are coming from Hay River, let us put the cards on the table -- and the contractor still has not shown up yet. I talked to Henry the other day about it, so I am quite concerned about it.

CHAIRMAN (Mr. McCallum): Well, I know that in the past the local band did it.

MAYOR JOHN VOGT: There was some negotiation with the band but I do not know what happened, I do not know the details. What I would like to see again, and I have seen program similar to that, for

the upgrading of houses the individual picked their own contractor and the work was completed and it worked out. In fact, some of the painting was done by the people themselves and it worked out very well. I think the minute the corporation would call a tender on remodelling and upgrading houses and senior citizens' homes, especially when the home is a little older, and if you ask for tender to go to contractors, the price again is going to go way up. But if the senior citizen himself could provide a little bit of help and do some work himself, things would work much better than having the corporation go out for tender and getting the work done that way.

CHAIRMAN (Mr. McCallum): Do you have other comments, Mr. Mayor?

MAYOR JOHN VOGT: Very briefly it was mentioned earlier that there are a lot of single parents or young people that are looking for housing and I am also concerned about those young people because they have no choice to get out and they are at an age where they are still living with their folks, with their relatives or what have you. They cannot really expand their way of life or live a life they way they want to live it because they are tied in. Maybe their relatives or their folks are drinking, and maybe they would lead a different life if they lived by themselves. They find it very difficult to find a place to rent. I am talking about a bachelor or at least a one bedroom apartment with a single parent, and there is a great need for such housing in the community.

I have listened to Mr. Bevington when he mentioned that he was speaking on behalf of the construction people in Fort Smith. However, I am sure he only spoke about his own business. I would like to add to it and say that the restrictions of specifications and what have you and giving a little room to manoeuvre around in doing your own thing I think is well welcomed in the area of HAP housing. The individual does his own thing and has to live with it after, his little mistakes or whatever changes he or she would like to make. But when it comes to the point where the corporation is going to call tender on three or four or six houses and goes out to contractors to bid on, you have to have some standards, some specifications so that each contractor would know what they are bidding on and what type of material they should be putting in there. With that I would say there has to be some plan at least that was developed, and I agree that maybe there could be some changes or plans adopted that would fit in the North. I said that a long time ago.

In fact in DPW and also the Housing Corporation many times the architects would be working to come up with a plan and we still hire a southern architect to come up and they still have not found an answer for it. If we get together with contractors and what have you and get down to the basics. The best house that I experienced during the time I have been in construction is the ??split-entry home that you could keep quite compact in order to save on your heating bill and it would be about a two bedroom, split-entry home, and have the basement come out of the ground about four feet, have larger windows in there and as your family grows, you can develop the lower floor and put two more bedrooms or even three more into your lower floor and that way as the time goes by you can develop it into a four bedroom house. You may not have the kind of family room you would like to have but I am sure, out of this particular split-entry home you have a kitchen combination dining room, you have a living room and two bedrooms and a washroom upstairs and you can very easily have two bedrooms and a small family room or laundry room downstairs.

I think that is one of the homes that should be looked at more, the split-entry home. Sure, we like to have other designs come along, but this is something that I would say is like driving a Chev car. If you do not have the money to build an elaborate home and get into a better way of living or a better start, the split-entry home is one of the most economical places to build and also would serve the purpose of a larger family later on.

I think I have said what I wanted to say except for one other thing. We kicked around a lot of ideas trying to come up with costing of a house. When you talk about what a should a house cost in the North or anywhere. The fact is of course what you are putting into it and what type of materials are you going to be using. And it also has a lot to do how good a workmanship you are expecting from a home in order to bring up, get up or add to your cost. I am not knocking certain things but you know that when you are a contractor you can go out there and bang a house together and save a lot of time but then again you can build a home and good workmanship still takes a fair share of time. There is, and I have to repeat, particularly in this area the native population is experienced in carpentry, plumbing and the electrical end and there is no problem for them to put a good home together. That is about all I have to say.

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

MR. GARGAN: Thank you, Mr. Chairman. Mr. Mayor, I believe you built some houses down in Fort Providence and those were northern rental houses that were built at that time. Compared to the public housing, what are your opinions to the way northern rental houses were constructed as compared to maybe the prefab public houses that are now being built? What is your opinion on the quality?

MAYOR JOHN VOGT: At the time I built in Providence I don't know who came up with the design at the time. There was no architect involved but the design was done by DPW because at that time I do not think there was even a housing board or association. The design was in fact very old fashioned. There was supposed to be flat roofs and there was 2 x 8s to be used for flat roofs and in fact I went to Yellowknife myself and said let's do away with these flat roofs on the housing. Let's put cable peaks on these houses and do things around a different way. I tried to get the insulation value improved. In fact the sheathing on the walls was not specified, we were to use strapping and fasten the siding to the strapping. I wasn't happy with that either but I had specifications to go by and we only had 2 x 4 studdings at the time. I would have rather seen 2 x 6 construction on the exterior wall at that time and six inch insulation.

However, there was also plumbing and at that time Providence did not even have a pipe in the ground. There was no water and sewer. At least if they would have made provision for a pump out tank or whatever but the house was too small, you couldn't actually put a good size water tank in. Maybe it would have been possible if it had been planned better. The design, the layout was poorly planned and the specifications with what we had to work with. And I am not looking for an excuse but if those changes would have taken place I think that -- I was very annoyed, they were nice little units but people still had to come along and use slop pails and you couldn't put the plumbing in. Either you are going to go all the way to provide people with a decent house or else you should leave it alone completely. I think that people could live the way they used to live, they had a way of disposing of and living within their little log buildings or whatever. This is the way I felt about the housing in Providence.

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

MR. GARGAN: Thank you, Mr. Chairman. Comparing the old northern rentals to the public houses that are now being built. My feeling is that the construction that they did at that time was good, they all had basements too and those are the houses that have less shifting compared to the public houses that are now built on pads. They are forever having problems with those, they had to redo all those houses a couple of years ago and I don't know how much it cost. They have to use steel beams now to support those buildings.

I guess my other question to you would be as a professional contractor, would you say that with the terrain in Fort Providence it would be better to build basements and that it would pay off in the long run?

MAYOR JOHN VOGT: As I mentioned earlier, if the basement is put out of the ground four feet so you could utilize your lower floor as your family grows because the house upstairs is not very large. In fact the windows that were shipped for the basements were much, much smaller than what we ordered so the basement could not have been utilized at all. Actually a basement like that is really a waste because all you can use it for is storage or maybe if you need a water storage tank, it would be good for that. However, in this day and age, it would be a costly thing to be used just for storage because concrete is very expensive now. But I believe in Fort Providence you could with the formation, the soil is very stable, that you could also use treated wood basements. And bring the basement four feet out of the ground and utilize it so that later on you could put bedrooms and what have you, in the basement. I think that would be a much better way of doing it and building the house much larger and spread it out and have much more exterior facing to the cold and the wind. It would be cheaper to heat too.

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

MR. BALLANTYNE: Obviously from the comments from the people that have come to the meeting there are problems with housing in the community. I wonder what do you see as the role of your council administration dealing with these problems?

MAYOR JOHN VOGT: Personally, I think council and myself should have spent a little more time in making a good presentation to you people. However, we have heard from the Metis Association and I think it was council's feeling that there would be people making presentations that knew more ^{about} were confronted directly with the problems that it would be enough to hear from them and you would get enough out of that to hear about the problems that we have in Fort Smith.

As you know there are a lot of local people that are building their own homes in Fort Smith. Like I mentioned earlier, a better way of doing it within the community for providing housing is when people build and own their own homes, that is under the HAP program. I would rather see that than more public housing because a lot of times people are selected that are in public housing and they move out, so it would leave room for others to move behind.

MR. BALLANTYNE: I don't think you actually answered my question. I will try to rephrase it. In just about every community that we visited it was the desire of the people to have more input, more responsibility, the delivery of all housing programs in their community. And we have met with band councils and hamlet councils and they are prepared to take on that responsibility. And if, 1. If you agree that there should be more local control of the delivery of housing programs. What I wanted to know is do you see the role of the town as a passive one, that you would want to see for instance the Metis local and/or the band council look after this? Or do you see a role for your council and your administration?

MAYOR JOHN VOGT: No, I don't think the town or the council should play within that role. They should be concerned about the shelters and housing within the community but as you heard earlier, Mrs. Marseillos mentioned that an elected board such as a housing association or agency with all people from the band, the Metis, a very mixed community, to administer and look after that particular association or whatever you would call it. I think a body such as that could spend more time because as you know council as it is is overloaded a lot of times and I think there could be a much better job done by those people having only one function to attend to. I think it would be much better done by having a mixed variety of people and I think the housing authority if you leave it like this, I don't know if it is possible to have an elected board that way or if you will have to form an association in order to get an elected board.

I personally, speaking as a mayor, and I cannot speak on behalf of my council but I would like to see that. I find if you are going to have the band or the Metis then you are going to have frictions again because one or the other may not deliver the program the way it should.

MR. BALLANTYNE: Maybe I will be more specific then. For instance, I guess what we are looking at here is accountability of whatever organization looks after housing in your community. Would you as a Mayor and I know you can't speak for your council but perhaps give us some personal ideas, be interested in a concept, for instance, that you could have an authority with a member of the band, a member of the Metis local, a town councillor, perhaps three or four people elected by a tenants association and perhaps some members at large. Would you see the municipality being interested in playing a role in an association such as that?

MAYOR JOHN VOGT: I would go along with that. In fact, we use to have a councillor on the housing board and the question arose the other day that we do not have a councillor on the board anymore. I think that would be very useful. I would support that.

MR. BALLANTYNE: I have one more question and you can put your contractor's hat on top of your Mayor hat right now. We heard an interesting thing in a community a couple of days ago where a contractor said that one of the problems that he has found in being able to hire local people to work on construction or rehabilitation of housing is that the specifications that are designed by architects either here or consultants from the South are overcomplicated for the North. Needlessly complicated and it takes a degree of skill that is not found in communities. Would you agree that there is some over complication of the specifications?

MAYOR JOHN VOGT: I honestly would have to see what the architects specified but if it was just to putting new siding, putting some type of richer insulation on the outside and maybe upgrading the inside, etc. I believe that there is every skill pretty well in every community and maybe the problem would lie within reading the blueprint, reading the specifications. In fact, the contractor in order to assist your carpenters or your carpenter helper within the community to explain it either verbally or else make a drawing about one item only. Because in the drawings from an architect a lot of times you are overlapping, whatever it is set out for and on your drawings you get very confused. And that is maybe what you are talking about but I am sure that they wouldn't use material that would be completely out of line that the local people could not

cope with. I like to refer to when we built Brynant Hall. In fact a lot of the local native carpenters had to adjust to metal studdings and things as such. And it was basically the same principle in using wood studdings and they adapted so quickly, I was really amazed and I don't think that should be a problem. It could be maybe if you go further north but I am sure that, in fact in what I have heard and learned over the years, there are carpenters and carpenter helpers that could easily adapt to.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Mayor. I just wanted to make one comment and perhaps I should have made it when Mrs. Marseillos was here but since the question was raised about the role of the town council. As I understand it, the housing authority board consists of seven members. And as I know, there are four native people, three non-native and of these three non-natives, two of them are long term residents. So, I think that is a pretty good mixed board there. There are four people who own their own homes on that board and three of them are tenants. Aside from being elected, would you suggest that that is a fairly good representation of the town?

MAYOR JOHN VOGT: I would say yes providing that it could happen sometimes you may stay on a board too long and that could become a problem sometimes. I don't know what their mandate is and how long you can remain on that board but you can have problems with elected people too, there is no doubt about that.

CHAIRMAN (Mr. McCallum): Doesn't the electorate always have problems with the people they have elected? I recall very well sitting in this august chamber and in particular this chair on different occasions that when the town council did have a member on that board because it was a tripartite agreement. We had to put up some of the equity to get the public housing otherwise we would not have St. Anne's street now.

MAYOR JOHN VOGT: The town at that time I believe had to also put a percentage of the maintenance budget in one agreement but I believe that has been changed.

CHAIRMAN (Mr. McCallum): Are there any further comments or questions of the Mayor? No, then thank you very much, Mr. Mayor.

MS ANGIE BEVINGTON: I would just like to clarify a matter for the benefit of the public and we would like to advise you that the housing authority has held a special general meeting of tenants only for the express purpose of electing four tenants to sit on the board. We have approximately 78 heads of households and that is not counting the senior citizens residence. We had set a quorum at 25, only 13 heads of households showed up so we could not elect four members. We now have a Metis representative on the board, we asked the Dene band to please suggest a name and we don't have one yet. We have three vacancies so if the town council could choose someone tomorrow please do so. I felt that I should clarify this matter for the benefit of the public and thank you very much.

CHAIRMAN (Mr. McCallum): Thank you. Any further comments? If there are no further comments then I would just like to close it by indicating to those of you who are still here and hopefully publicly to those who did come in that we certainly appreciate the time that you took to come to make presentations to us. We are not on an ego trip of our own, we are here to listen to the concerns of people within communities, not only in this community but in other communities as to what they suggest or what their concerns are regarding housing. And because housing is something that everybody knows something about then those comments that we receive are well taken.

I am sure I speak for the rest of the Members of the committee when I say that we appreciate very much you coming forth. We would have hoped to have had more people but given the time and the weather and everything else, it is sometimes difficult to get people to come out. I specifically asked to come down here on Wednesday because I always felt that Wednesday was the only night that there wasn't anything else on. I did not know that there were bingos on Wednesday night.

---Laughter

I figured Wednesday was the only safe night. Regardless, we appreciate very much the number of people who have come out and put forth their views and again to Mrs. Bevington and her group, thank you very much for coming out earlier and speaking with us. We take to heart those kind of concerns.

I do not think that we are going to be able to solve all the problems of housing, hopefully that when we do come out with an interim report and a final one that it will contain some of the remedies to some of those concerns voiced here tonight.

On behalf of our group, I want to thank you very much for your patience and listening and taking into consideration the kinds of questions we posed to those who made presentations to us. Good night and mashi cho.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

HAY RIVER, AUGUST 23 - 24, 1984

MEETING WITH HAY RIVER RESERVE

CHAIRMAN (Mr. McCallum): Ladies and gentlemen, I would like to call the meeting to order here. What I should do first and foremost is just indicate to you just who we are. We are a special committee of the Legislature made up of about eight MLAs, which is exactly one-third of our total Legislature, we have 24 Members. We have on this committee here today, eight MLAs. We are not a committee of the Housing Corporation. We are not a committee of the government's Executive Council. We are a committee appointed and set up by the Legislature as a result of a motion made by the co-chairman Mr. Pudluk. We are all MLAs and it may be a first in a lot of communities where communities can ask all eight of us MLAs questions. You may sometimes get your MLA, both past and present, and other members of the government, but rarely do you get an opportunity to meet with such a large number of the MLAs.

The reason why we are here is to hear your concerns about housing. You have asked us to come and listen to the concerns you have. We will listen to you and hear those concerns on any aspect of housing. We were concerned with the allocation and delivery of homes but we are not concerned with the construction and anything else that people may want to talk about.

My name is Arnold McCallum and I am the MLA for Fort Smith. I am a co-chairman along with my colleague Mr. Ludy Pudluk who is the MLA for the High Arctic and lives in Resolute Bay. To my far left, the Member for Yellowknife North, Mr. Mike Ballantyne who lives in Yellowknife; Mr. Joe Arlooktoo, MLA for Baffin South and he lives in Lake Harbour; to the far right, Mr. John T'Seleie, MLA for Sahtu and he lives in Fort Good Hope; your MLA, Mr. Sam Gargan, MLA for Deh Cho and lives in Fort Providence; and Mr. Red Pedersen, MLA for Kitikmeot West and he lives in Coppermine; Mr. Eliza Lawrence, MLA for Tu Nedhe, she lives in Yellowknife but the main part of her constituency is Fort Resolution. There are two other alternate Members of this committee who are not here.

As I indicated to you why we are here. We as a committee have been travelling throughout the Northwest Territories. We have travelled to 10 or 11 communities in Baffin. We have just recently concluded a trip through the Mackenzie Delta from Fort Franklin to Tuktoyaktuk. In the past week this committee has been travelling through the area around Great Slave Lake from Fort Simpson to Fort Resolution, Fort Providence and other places. We will be going in September to the Kitikmeot, Central Arctic area east and west, as well as to Holman Island and Sachs Harbour, but Coppermine, Cambridge, Pelly Bay, Spence Bay and Gjoa Haven. We hope to be able to travel to the Keewatin sometime in October. That will then give us a good cross section of a number of communities. In all, by the time we are ready to make our first report to the Legislature, we will have visited approximately 40 to 50 communities in the NWT.

We are to make a report to the Legislature in the fall session which begins October 31st. Since that is Halloween, I am not too sure we want to put a report in on that day, but it will be during that session.

We are concerned with all aspects of housing and we would like to hear what you have to say. How you feel about housing here in your community and I would hope that you would not be reluctant to come out and say something. We do not have the answers to your questions if you want to talk about the corporation or the government. What we are here for is to hear those concerns, then to try to bring all those concerns from various communities together, then to try and make a report that will contain some recommendations for change. Of the number of concerns that you have we may not be able to address each and every one of them, but hopefully we will be able to do justice to the kinds of concerns that have been noted and have been indicated to us and make some changes or suggest improvements for our particular government and its agency, the Housing Corporation.

We conduct instantaneous translation, so the ability to speak in English is not necessary. Margaret Leishman will be doing the translation in Slavey. We have instantaneous translation in Inuktitut for our eastern Members as well. It is not necessary for you to speak and stop and wait for translation, but please do not talk too quickly. There should be certain pauses as you speak.

We are ready to hear of your concerns now unless my co-chairman or other Members of the committee wish to speak. We welcome the opportunity to be here. For some of us it is not the first time in the community, for others it is the first. So I thank you for the invitation on behalf of the committee to come and hear your concerns on housing and I ask you to come forward if you are to make a presentation, just come to the table and give us your name because we record everything that is being said and we want to make sure that you are properly identified. So with that I would like to thank the chief and band members for the invitation and I throw the meeting open to anybody who wishes to speak to us of their concerns.

I ask your local MLA, Mr. Gargan, to say a few words. After you make a presentation, just remain seated because Members may want to ask questions of you. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. I would like to thank the chief and the band members and the community for coming and also the Special Committee on Housing for responding to our request to come over to the reserve. I will be taking the witness stand to talk about the Indian On Reserve Housing Program, Indian Off Reserve Housing Program, and what has been happening with regard to the Hay River Reserve and correspondence to and from the Housing Corporation, between the federal and territorial government and the Housing Corporation. I will be giving a brief outline on the kinds of problems as far as federal responsibility for "on reserve" housing.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Gargan. Any concerns on housing? Come forward to the table.

CHIEF PAT MARTEL: (Translation) Thank you for coming before us today. I hope in the future you can help us with our concerns on housing. All the concerns that people have, it is good to hear those concerns. We have many concerns on housing so it is a good opportunity to talk to you. The concerns we have about housing in the past should make it a lot better in the future. Anybody that wants to tell their concerns about housing, now is your chance. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Chief Martel. Don't be shy. Mr. Gargan.

MR. GARGAN: I represent this constituency as your MLA. I just want to go into a brief history of the Hay River Reserve and what has occurred as far as "on reserve" housing goes. I will go through a brief summary on the documents I do have. There is a sequence of events that did happen since 1921 when treaties were signed. Northern Affairs branch in 1956 introduced the Eskimo Housing Loan Program with the intention that the Inuit people would live in houses and pay two dollars rent. Also the maximum was \$67 that they could pay. In 1957 several sawmills were constructed in the southern NWT, results were increased wage employment, increased Indian building skills and increased housing construction activities.

From 1958-59 Indian Affairs branch annual report mentioned improved housing conditions, especially in the Mackenzie area. The beginning of housing assistance, cash, building materials, etc., from government officials other than Indian Affairs, was also recommended.

In 1958-60 the beginning of the welfare housing or the so-called Indian Housing Program was implemented. Funds for projects were included in the main estimates of Indian Affairs branch.

1958-62 Indian Affairs branch assisted in the construction of 239 homes in the NWT. With grants of up to \$300 to \$4000 depending on the type of house and the builders contribution. In other words I guess sweat equity was a contribution that native people use and harvesting of logs and main material for tiles, stoves, windows and doors, were all assisted by the government.

In 1963 a sessional paper of the Legislative Assembly was introduced, called a Social Benefit Program for Residents of the NWT, the paper called for integration of all programs administered by Indian Affairs, Northern Affairs and the Government of the NWT, and also for the provision of programs along non-ethnic lines. The Government of the NWT set aside funds for housing programs with the objective of providing low cost housing in the NWT irrespective of their status.

In 1965 Northern Affairs branch introduced an Eskimo Low Rental Housing Program which was a replacement of the falling Eskimo Housing Loan Program.

In 1966 Indian Affairs branch and Northern Affairs branch joined under a new department, Indian Affairs and Northern Development. Responsibility for Indians in the NWT became the responsibility of the Northern Affairs branch. The northern administrative branch recommended to DIAND Minister that housing programs be further integrated along non-ethnic lines.

In 1968 Eskimo Rental Housing Program was renamed to Northern Rental Housing Program and expanded to include Treaty Indians. Northern Purchase Program was also introduced at that time, the introduction of the Indian Off-Reserve and Eskimo Establishment Program.

1969 was when the federal government transferred the housing program to the NWT. 1971 was when the task force on housing was established. And in 1974, I guess was the birth of the Housing Corporation of the NWT, which took on the responsibility of the housing program.

Just a brief description of the Indian On-Reserve Housing Program. At the time that the responsibility of housing was transferred to the territorial government in 1969, there were no Indian reserves in the NWT. Hay River Reserve was established in 1974. In 1976 a representative of the reserve attempted to qualify for housing under the on-reserve program, at that time DIAND officials refused the application on the grounds that housing for all people in the NWT was the responsibility of the territorial government. There was also a dex sent to us from Indian Affairs housing directorate in Ottawa on Monday, stating that this position has still not changed.

The Indian Off-Reserve Program was introduced in 1965. The Indian On-Reserve was designed to provide mortgage assistance to Indians who were relocating in larger communities for employment. Eligible communities were named: Yellowknife, Hay River, Fort Smith and Inuvik. I guess it is up to the discretion of the Minister to say which other communities could be eligible for that program. To date there have only been a few successful candidates who moved to Pine Point for employment. Perhaps the greatest single factor behind this low utilization of the program was that most Indian people had not been in the labour force long enough to build up a credit record that would make them eligible for the mortgage assistance.

There is nothing in the information collected to date that indicates that the off-reserve program no longer exist. On the contrary Margaret McGee's paper document -- I have the document here -- mentions that the paper has received increased funding from the Department of Indian Affairs and Northern Development, officials anticipate no problems in having communities such as Tuktoyaktuk and Norman Wells added to the eligibility list. The paper also suggested that there may not be any problems providing funds for Indian families already residing in the larger economic centres. I should remind you that the paper is not a statement of official policy.

As far as the RAP, Residential Assistance Program, goes, this one here applies up here too and it applies only on the reserves down South. It is based on a loan that is forgivable and CMHC will give loans of up to \$25,000 in the North, depending on your adjusted income. Anybody that makes over \$23,000 does not get forgiveness. Anybody that is making \$17,000 or less, would receive back \$5000, \$15,000 -- you get back \$6500. Anybody making \$13,000 or less, you get back \$8250 back. So this is the program that is probably more in line with the reserve.

The correspondence that I have to date that has been going to and from the reserve. One of the things that the band insisted in April 1976, "The band council insisted that the housing program available through this corporation does not meet their needs and desires. They are not interested in any programs that involves a monthly payment for rent or mortgage. The band wants houses that are either free or at a very low down payment with no obligation for further payment. They have done some research and find that the program that provides housing to Meander River, Alberta, meets their requirements of free housing."

CHAIRMAN (Mr. McCallum): Excuse me, Mr. Gargan. Is that under the federal program or is that under Alberta?

MR. GARGAN: It is a federal program. It goes on to say that they should be eligible for on-reserve housing as it is down south. Response to that from -- with regard to the Commissioner's response -- this letter was addressed to the managing director in Yellowknife from the regional representative in Ottawa and again it emphasizes the same thing that the chief and council were and are being told that "As the territorial government is responsible for all houses in the Territories, it will also be responsible for housing for Indians. The fact that the Hay River Reserve has been established in Hay River, does not alter the situation." So this has been going on since 1975. I guess the federal government is not in the position to provide that service to the reserve.

I am not too sure when the last housing program was, when major housing projects were done here on the reserve, but most of the people that are living in non rental houses or are living in houses that were built some time ago -- they do need some major repairs. A lot of them are senior citizens. I have met with the Social Services department right here in Hay River with regard to the study that they are doing, with regard to the senior citizens housing program and whether there is a need for shelter for senior people here on the reserve.

Mr. Chairman, again the document is pretty complicated and it is all based on statistics and really we made a short tour around the communities and looked at a number of houses and certainly we need major repairs to a lot of the houses so that they are energy efficient. The other thing is that Social Services during this well paid study, really is to conceal the true problem. In other words, Social Services is aware of the problem. That is one of the problems that was told to me in visiting the people here before this committee came. The other thing too is that the Hay River Reserve is part of my constituency and as of the last Legislative Assembly, the Hay River Reserve is separate from the town of Hay River. Their consideration here should be isolated from Hay River itself. They do have housing programs across but there is no kinds of rental programs here on the reserve.

A lot of times too, the people who do own their own homes have looked at pressurized water systems and told us for their residence, but it seems that one of the major problems here is that most of the people use wood for fuel. I don't see that as an excuse to upgrade the present houses they are living in and there is always the conversion of fuel and woodstoves that could be bought and utilized here on the reserve as part of the answer. Mr. Chairman, that is all I wanted to say, if there are any questions I may be able to answer them.

CHAIRMAN (Mr. McCallum): Mr. Gargan, you talked about a dex received. is that just this past Monday that you received it?

MR. GARGAN: Yes, the 21st of August.

CHAIRMAN (Mr. McCallum): Could we have a copy of it? Is it available to the committee? You talked about a Margaret McGee paper is well, is that her university work?

MR. GARGAN: Yes. This is an Indian housing study. It is available to Members. I believe I have a couple of copies.

CHAIRMAN (Mr. McCallum): You then talked about other correspondence from the band to the Commissioner?

MR. GARGAN: This is between the Housing Corporation from the regional representative, from the Department of Indian Affairs, G. F. Kelly. This was based on meeting with the band at that time. I believe Dan was the chief at that time.

CHAIRMAN (Mr. McCallum): Can the band make that correspondence available to the committee? If that could be made available to the committee it would be appreciated. Any questions? Mr. Gargan, you suggest that what is wanted by the band for this community, is similar to the deal that is given to the reserve at Meander River.

MR. GARGAN: Yes similar. In reading the correspondence, I am saying that is what was said in 1976, I don't know if the situation has changed since. I was just referring to the housing programs on the reserves, that the band has been trying to get from the federal government. Also, I have written to the Department of Indian Affairs, John Munro, with regard to this special situation based on the correspondence that was written to Jim Antoine, who requested some assistance from the federal government to provide housing in Fort Simpson. Mr. Munro replied that it only refers to on-reserve people and this was based on his correspondence. I then wrote to him and asked him what the situation was to this particular reserve, whether these people are eligible for such a program, I wrote around April, I waited another month and wrote another letter in June and I haven't received anything.

CHAIRMAN (Mr. McCallum): You are not likely to get anything from Mr. Munro now. You are talking about a proposition that the band wanted eight or nine years ago and you are not sure if that is still their position.

MR. GARGAN: I want to stress that the federal government has not changed their position since. The territorial government provides all houses for everyone in the North, and that happened before Hay River became a reserve and that still stands.

CHAIRMAN (Mr. McCallum): So what took place in the 50's and 60's still holds true today in 1984, regardless of when the band was formed, which was in the early 70's. Any further questions? I would hope that we would get some sort of indication today, from the band, whether that position is changed. Mr. T'Seleie.

MR. T'SELEIE: I wonder, Sam, what the feeling of the people here is, whether or not they think that the Housing Corporation should handle the housing on the reserve or whether it should be the responsibility of the federal government?

MR. GARGAN: Based on the documents I have, and the circumstances here in the Hay River Reserve with regard to the town of Hay River, you all have seen the new extension that they are doing to the community hall. People here are quite capable of building good log houses without any outside help. I believe if there was going to be a program in place, it has to be that moneys are designated to communities so that they are the ones who should decide on the kinds of houses, plans, that should be implemented. That is my personal feeling.

MR. T'SELEIE: So you think that it does not really matter who is responsible for it, as long as it is there?

MR. GARGAN: In June we had a meeting here and I have been trying to get information for the reserve with regard to whether they are eligible under the federal program. To date I have not received anything, so to take a position right now is premature. You would have to talk to the band, what their aspirations are, that is what I am going to strive for.

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

MR. JOHN SMALLGEESE: We are getting a three unit house on the reserve, one of the new ones, I would like to talk about that. I have the blueprints here. I have six things that should be required on that new house. It is a HAP house.

First of all the building plan is in metric. But some building materials are in imperial measurement. Second, the gyprock through the house and you require a specialized person to tape and finish it. Who is paying for that person? Third, no building inspection mentioned to the Housing. Fourth, no heating for the bedroom or washrooms. Fifth, no closets throughout the building. Sixth, no building inspection being done on our new house in construction. No money allowed to hire qualified project manager to assist or to advise on the building, according to national building codes. If anyone wants to look at the blueprint, they can go ahead.

With a brand new building coming up like that, it should be done properly and should have a project manager or something. That is what I would like to bring up and that is why I am here today.

CHAIRMAN (Mr. McCallum): So there is no project manager for the project, it is done on an individual basis. But you say there is no inspection. Is that with mechanical or electrical?

MR. JOHN SMALLGEESE: Yes, that is roger.

MR. PAT MARTEL: Mr. Chairman, we have a project manager for the extension on our band office. But there are a lot of things wrong with the type of building that these guys are getting, so I think the person that you want to get to explain it is -- I will ask him to come up.

CHAIRMAN (Mr. McCallum): Just before we do this I will ask if there are any questions of John.

MR. T'SELEIE: I just want to comment on this. We have heard about these blueprint problems in other communities. I know one other problem with the home-ownership program is that the corporation has a certain number of designs that they require people to choose from. I really do not see why it has to be like that. I think it is a fairly minor kind of detail that is within the power of this committee and the corporation to change. On the home assistance program I think that people should be allowed to develop their own blueprints as long as they remain inside of the \$30,000 limit. People should be allowed to work in the measurement they want, metric or imperial. So those are minor details, so when we start to get together on making some recommendations, there are many minor recommendations I think we could make and have the corporation change their policies.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. The timing for construction of the units too, is quite a problem. We are just about at the end of August and people have not started building their houses yet. The materials only came in July. So the timing is quite bad for the people. This is something that should also be considered in our deliberations.

CHAIRMAN (Mr. McCallum): John, did the material come from Hay River?

MR. JOHN SMALLGEESE: I think it came from Igloo Building Supplies.

MR. GARGAN: Also some of the material was supplied locally, but also other material for the HAP program was from as far away as Winnipeg.

CHAIRMAN (Mr. McCallum): If there are not further questions perhaps we could have the project manager.

MR. BILL THOMAS: I am acting project manager for the band for their band office extension. I went through the blueprints for their new housing, the material for the outside of the building is in imperial measurement and the material for the inside is in metric, so you require extra rafters, extra studs inside because your studs are not going to match up with your outside wall, same as the rafters. The heating system that they have designed for that is a wood cast iron stove, which is a good heating system except there is partitions in the house, there is running water for the bathroom, there is no ventilation for the heat to get out, the bedrooms are the same thing. So the bathroom and bedrooms are going to be freezing. It is a very poor heating system.

Another thing, the blueprints are very hard to understand, they are mixed up. They do not have special pages for mechanical, they do not have a special page for electrical, it is throughout, and unless it is a qualified person reading the blueprints -- where do you start? I do not understand why there are no building inspections carried out over here. I checked over some buildings and they way the buildings are designed, not just for over here but for anywhere, is to the national building code, which is the bare minimum you can get away with. If you try to get away with less than that, your building is unsafe and it takes a qualified person, I think, to know what the national building code is or how to read the book. So if you are going to supply a housing package, material for \$30,000 and not have someone qualified to put it up, it is a waste of money as far as I am concerned.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Thomas. Mrs. Lawrence.

MRS. LAWRENCE: Mashi, Mr. Chairman. Mr. Thomas, I remember there was a time when we used to be able to build our own homes and our own community halls with the material that was available in our area, there are certain standards that have been imposed on us in the past few years, such as the national building code, buildings that have to be in packages and then fall apart in a few years. And yet we have to live to their standards not to our environment. You were saying that the materials were in metric and imperial. Would it not be cheaper to get the materials from the Territories rather than from outside, like lumber. We have all kinds of trees up here. If we get logs from up here that would create employment as well, since the economy is not all that good in the Territories.

MR. BILL THOMAS: The building that I am working on right now was designed by a government engineer outside of Fort Smith. He specified that it had to be 10 inch milled logs and there was nowhere I could get them in the Territories. All the rest of our material, like lumber, came from Igloo Building Supplies.

CHAIRMAN (Mr. McCallum): You are referring to the extension to the band office, was that the engineer from Fort Smith. Was that J.P. Levesque?

MR. BILL THOMAS: No, Tony Leaver drew up the blueprints for that and he is carrying out the building inspections as we progress, which I feel is right because they are overseeing that it is being built in a safe and proper manner. What I do not understand is why they are not doing the same thing for the housing.

CHAIRMAN (Mr. McCallum): He indicated that it had to be 10 inch milled logs. In the HAP units that John was referring to, if you were going to use a cast iron stove to heat the units, what would you suggest as a means for you to have a flow of warm air, how would you correct that?

MR. BILL THOMAS: Those houses are designed with a cathedral ceiling, so your ceiling is fairly high and all your heat is going to rise up. The only way I could see to correct that is to put in those two variable speed fans, mounted right to the top beam, there is one running down the centre and putting in a vent for each room on the top and a vent for each room on the bottom as well, to have some air flow.

CHAIRMAN (Mr. McCallum): Would that be difficult?

MR. BILL THOMAS: No it is not but it is an added expense which I do not know whether or not it can be afforded or not.

CHAIRMAN (Mr. McCallum): Would you suggest then that there should be something done about the actual design of it and get away from a cathedral ceiling?

MR. BILL THOMAS: Well cathedral ceiling is a lot of wasted space, as far as I am concerned. And with a cathedral ceiling that is where all your heat is, you are roasting up there and freezing below.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: I would just like to make a comment to the other speaker as well, Mr. Smallgeese, he brought up a real good point for our recommendations and it has been brought to our attention by the other communities as well, and that is the designing of the building, no closet space, no heating for bathrooms, bedrooms, it is so poorly designed. I do not know if the community itself had any input in the design. Was there anyone who had an input?

MR. BILL THOMAS: Not that I am aware of anyway. And they are designed to the bare minimum standards. As I was saying, if you do not have a thorough knowledge of the national building code and nailing specs, all your different specifications to make a building safe and sound, well they are not going to stand out. There are no building specs carried out on it to see if they are being built right. That is why I feel you have a lot of housing problems here. You might think that some people are not looking after their houses quite as well as they should, but if a house is not built well in the first place, I don't care who is living there, it is impossible to look after it.

MRS. LAWRENCE: So the construction of the units you are building -- you have to go according to the national building code, is it federal?

MR. BILL THOMAS: Yes, it is right throughout Canada and with any set of blueprints you get specifications besides your blueprints and you have to be able to understand them to build in the proper manner.

MRS. LAWRENCE: And you are suggesting that we should have our own standard inspection for the Territories?

MR. BILL THOMAS: I am not suggesting for the Territories, but there should be -- I feel for any housing programs over here, they should have housing inspections, the same as anywhere else. If I was building a house on the other side of the river, there is going to be someone there inspecting my electrical, my plumbing, my structure, to make sure it is built according to that code. Why is it not being carried out on this side?

MRS. LAWRENCE: If it is national, federal, we have problems changing that.

MR. BILL THOMAS: Well I was in Cambridge Bay for four years and up there they followed a national building code.

CHAIRMAN (Mr. McCallum): Do you know whether this is just applicable or in relation to the HAP units -- where there are no inspections? Or do you feel it is more of a problem, that there are no inspections simply because it is over here on the reserve?

MR. BILL THOMAS: I believe it is because it is here on the reserve. Because I have worked around the Territories, as well as down South, and there is always building inspections being carried out to make sure it is being built in the proper manner.

CHAIRMAN (Mr. McCallum): I do not mean to put you on the spot, but when you were involved throughout the Central Arctic, those were done with public housing through the corporation?

MR. BILL THOMAS: Yes, but I worked for the territorial government up there. Another bad fault with those blueprints is that there is only one entrance. I feel that there should be another exit in case of fire.

MRS. LAWRENCE: Thank you for your concern and we will consider this in our recommendations.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Just a comment on the inspections. To my knowledge and my experience, it is not only corporation owned and public housing units, privately built houses, no matter where the funding comes from also has to be inspected, certainly by an electrical inspector, before any power company is allowed to hook up to the building. So the inspections have to apply throughout the NWT and if it does not apply here it has to be because it is a reserve.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Bill, in your opinion what would be the best way of constructing a home up here. Would it be logs or stick built?

MR. BILL THOMAS: I would have to say stick built with staggered studs for your insulation value on all your exterior walls. Wood has very poor insulation value, the cold goes right through it, the heat works the other way, in the summer it comes right through. So your most sound home that is going to last a hundred years or whatever, would have to be a stick built home.

MR. T'SELEIE: I have pretty good information that logs are one of the best -- I could find you scientific studies that logs have one of the best kinds of insulating values. I live in a log house and I use wood heat and my place costs less to heat than a public house which I guess is built to the national building code. I am a lot happier with my place than any of those people living in those places. I agree with you too that a frame construction done properly, can be good, but I do not agree with you -- log building done properly is also good and if it is not done properly it is no good. We should not dismiss log construction like this. So I wanted to point that out.

MR. BILL THOMAS: I was not saying that a log structure was not sound. The log structure is probably one of the most sound buildings there is. What I was saying for energy efficiency, a staggered stud building is much more energy efficient than any other type of building. If you look at a building up here, where people figure "I'll put up eight inch two by eight studs on all my exterior, fill that with insulation and I am going to have a good warm house". You look at the house in the wintertime and you can pick out every stud in there because the heat is coming through that eight inches of wood.

MR. T'SELEIE: That would be because of the contractors, I guess.

---Laughter

CHAIRMAN (Mr. McCallum): I think Mr. Thomas was asked for an opinion and I think he gave it in there. There may very well be decending voices as to the relative merits of one of the other, but I think Mr. Gargan did ask him his opinion. Are there further questions of Mr. Thomas? Thank you very much Mr. Thomas, we appreciate it. Roy I saw you jump once, are you going to jump again?

---Laughter

Don't be bashful now.

MR. ROY FABIAN: Normally I like to speak in Slavey, but for your benefit I will speak your language. I am a member of the Hay River Dene Band and have lived the major portion of my life here on the reserve, or in the village because it has only been a reserve for nine years. Like I said in the beginning, I prefer to speak in my native tongue but since you are providing translation for the elders I will say what I have to say in English.

I have been quite involved with the band for quite a few years now. As a child I watched the village change from just a camp into a community. I saw Hay River go from a village into a town. I saw all the developments take place and saw all my people at their best and saw them after the

developments had taken place, at their worst. Not because they wanted to be that way but because of circumstances that always led to the fact that native people or native people in any area will go through these social problems. Our people have always been nomadic people, they have travelled after their food and didn't really need any permanent structures until the white settlers came in and brought in their fur trading and the missionaries came in and brought their churches. It was then we had to start worrying about permanent structures and that is when the house building came to be. The native people adapted very easily in being able to build probably the best log houses any where. You went down to the village and saw some of those old log houses, some of those log houses have been there for well over 60 years. These buildings were put together in such a manner that the art of building this kind of a building has gone on with our elders that have passed on. We can no longer build our houses that well. Again I have to disagree with the previous speaker that logs are not as good as stick built because I feel that logs have a better insulation than any other material that they have to offer up to now. Probably the most cheapest to get also, because if you want to buy insulation a bundle will cost you more than \$20 to cover a few feet.

Just to get back to what we were saying before regarding our elders being able to build their own homes. They built them pretty well all over place. Wherever they moved after their food that is where they built them. After they started using permanent structures they found the convenience of it and started using it, they built them wherever their traplines were, wherever their fish camps were and wherever their hunting grounds were. These structures were always made of logs and provided a very good atmosphere. The native people being strong families had always depended on this type of housing. The need for rooms and things like that were never really taken into consideration before. They had one big room where everybody lived in, that was their kitchen, living room, bedroom or whatever they used it for.

As our people began to depend more and more on the wage economy in order to survive and because of the incompetance of the federal government in trying to keep our land, 75 per cent of our land has been burnt out and the other 25 per cent has been developed. Our people could not go out onto the land anymore and they had to start depending on the town of Hay River for their jobs and up until 10 years ago they had totally depended on either the wage economy or welfare. The housing was very poor in regard to the kind of housing that the Department of Indian Affairs or the territorial government had provided up til then. Before that when they provided their own houses with their own logs they provided very good homes for themselves but because of our people losing the art of building their own homes they had to start depending on the Department of Indian Affairs too build their own houses.

The first house that I can remember being built was built by my father who had built probably one of the first stick built frame houses in Hay River. My father had gone through pretty well the whole development stage, he was a trapper, a hunter by trade and did a lot of work with the wage economy where he had picked up a lot of these skills from his work and therefore was able to build his own house. For its age it is probably one of the most soundest house still that is on the reserve at this moment. He built it well and it was one of the first stick built houses. As the years went by, when there was the flood here in 1963 most of the houses were damaged by water and most of the insulation in the houses was destroyed. They had to have a housing program, they had to build these people houses in order for them to survive the winters that were to follow.

The Department of Indian Affairs again came in and built, I believe, 20 houses for the native people here. These houses were built about a mile and a half from where they are situated now. I don't know if it was pointed out to you when we took you on the tour but the houses were built in an area about a mile and a half from where they are now. They had to be dragged by bulldozers too where they are sitting now. These houses within two or three years, the floors started dropping out of them, the ceilings started falling in and the walls were falling apart. This was because these houses were moved around so much and they were probably twisted and did all kinds of funny little tricks trying to get over any bumps. But these houses were very very poor and these houses were built by the Department of Indian Affairs, they gave someone a contract and they were built through contractors. The people that owned these houses were allowed to work on the program with the contractors and work on their own houses for I believe some kind of ration or welfare assistance while they did that.

So, the families did provide some help into building these houses. But the quality of these buildings were not up to standards and they started falling apart. On numerous occasions we were told that we did not know how to take care of our own homes, but we knew how to take care of them, it was just that the houses were built so poorly that they just didn't keep up. That is one of things that I am happy that the previous speaker had pointed out. That in order for any building to survive a long time it has to be built up to standards and if not they will fall apart.

In 1973 or when the reserve was created the band asked the Department of Indian Affairs for more housing and through the help of the Department of Indian Affairs the territorial government and also the NWT Housing Corporation the band was able to get some funds to build 10 more units. With careful planning by the band council and also the band manager they were able to build the ten houses out of logs, the houses that you saw here today. The way they built those was they put logs on the outside and put in two inch walls of insulation in the inside. To date I haven't been in a house that isn't warmer than these. When it is 30 below outside -- I live in one of those houses and all I use is a wood cookstove with a oven on it to heat my house. In the evenings because I have small kids and because it gets pretty cold I have a space heater for the evenings. These houses are very well built. The only problem is that the houses were built on too small of a pad and the footings are starting to fall out from under them but that can easily be solved.

Back in the early 1970's when the Mackenzie Valley Pipeline was looming on the horizon the people up to then were just living on their own, people never paid too much attention to them. They lived on their own, no electricity, no telephones, no highway and no water delivery service. They might as well have been living 200 miles out in the bush, although they were just straight across from Hay River. The people were asked to move away from the reserve and this was really low down for the territorial government or some of the people that took part in this to have done. But they didn't want the people in the villages, NTCL wanted that land and the town wanted the land, but the native people were living on it.

One of the things that used to lure them off of the land was housing. This is the kind of thing that we have had to live with in the last 10 years. The exact amount of families that were living in the two villages and at that time it wasn't the reserve. The exact amount of families that were living on the reserve, the exact amount of low cost houses were built in Hay River. The people were told that if you guys move off into these nice houses with running water, you don't have to pay for fuel, you don't have to pay for electricity, all you have to pay is \$10 a month and if you keep up your payments, 20 years from now you can own those houses. A lot of times it was not explained to them, that if 20 years from now they own those houses, that they will have to pay taxes and pay for all of the other things that the people in Hay River have to pay for. This was not explained to them.

The people looked at those houses and turned around and said no. No matter what kind of conditions that we are living in now we cannot live in that kind of a condition. We are native people and we have a way of life and cannot live the way you want us to live. You want us to live in houses with running water and electricity with a little lot, we can't even build a smoke house outside to smoke our fish and don't know where in hell we are going to tie our dogs. At that time most of the families had dog teams. The people considered it and refused it. Some families went and to date the social problems that they have run into, if you look into the history of all of these families that did take these homes you will see that the families are broken up or have very social problems and cannot function in your society.

This is the kind of thing that the government had used through housing to get the people off of the land and I for one am very proud of my elders for standing up too that. I just wanted to point out to you that housing is a need and there are certain standards that the Canadian government has established for all people in Canada for their needs for housing and yet the territorial government and some other people have used this kind of a thing to try and lure the people off of the land and get them into a situation that would have totally destroyed them. Following that the band found out that the town was trying to pull out the land from under them so they went and created a reserve. The point here that I am trying to make is that housing had been used, in our case maybe this has not been the case in other communities but in our case housing had been used against us. Because at that time the band did not want to go into those low cost housing there has never been a repair program in the village in those five or six years because they wanted the people to move off of the reserve off the land here. That is the kind of tactics that the government used and in return following that they created the NWT Housing Corporation which I think was a big mistake. The native people now are probably in a worse situation than they have been when they were dealing with the Department of Indian Affairs. At least the Department of Indian Affairs provided the project manager and they provided you with food while you built your own home. Now what the NWT Housing Corporation is doing is taking all of the materials and dumping them in your yard and expecting you to build those houses, no project manager, no one to make sure that you are building your house right. That is the kind of thing that the NWT Housing Corporation stands for.

I am very glad that the previous speaker pointed out that if you don't build your house up to standards that your house will fall apart. I know that some of these houses that have been built the inspectors are the program directors from the NWT Housing Corporation. Those people are working in offices, they are not carpenters and yet they go out and inspect houses to make sure

that they are built the right way. How can they do that, when they don't know what the national building code is. This is something that I know we have always used our own standards in the past but here on the reserve my belief is that the people do not live off the land any longer they have to depend a great deal on the wage economy, our land is all burnt out and fish are pretty well all fished out, we can't get as many fish as we could before. These people have to depend on permanent houses in this community structure. They need homes, whether they are log houses or stick built houses. They need good homes and the territorial government, I know for a fact because I did some research on this that the territorial government is supposed to be responsible for housing on the reserve. In fact the territorial government is supposed to be responsible for all services on the reserve, this was an agreement that was made back in 1974 between the federal government and the territorial government and probably the band has all of this documented and they will be making their own presentation so I will let them do all of the proving.

This is something that the band had gone through to get where they are at right now and I just wanted to point it out to you. The housing is poor and my feeling is, I don't know too much about inspecting houses and it is unfortunate that you didn't have the time to see some of those houses, you saw the outsides of them but not the insides. Most of the houses should be condemned. Out of those 20 units that were put up in 1965 just shortly after the flood, they should all be condemned. There were four units that were built by some job creation program in 1972 have only one door going out and only two windows in the whole building. These types of houses are fire traps and yet people are living in them because they have no where else to go. In fact in the late 1960's one man did burn to death in one of those houses and this is the kind of conditions that we have to live in.

My belief is that the people here are not ready to start building their own homes and now they are very seriously worried about the conditions that they are living in. The band council has done a great deal of work to try and provide these homes but because of the kinds of programs that the NWT Housing Corporation administers for the territorial government they can't get the right amount of houses for our people. Our elders are the ones that are suffering the most. They are the ones that are living in the houses that should be condemned, in the homes that were built in 1965. The NWT Housing Corporation provides this housing assistance program. This program works on a priority basis, unless you are married and have a family you do not get a home, and most of the elders are single and they cannot get any housing. Bachelors and single people have to live with their families in crowded homes in order to survive. There is a group of men on the reserve that have no place to live, most of them live wherever someone will take them in. These men have no place to live on the reserve and they don't want to live in Hay River. They are native people and they want to remain on the reserve. The NWT Housing Corporation does not provide housing for these type of people all they provide housing for is the families and these people need a lot of help.

One of the problems that I ran into was that I wanted to build an addition onto my house. I applied to the NWT Housing Corporation for a RAP program, an assistance program. After a few phone calls I just gave up on it. Because what they were telling me was as long as I am on the reserve I have to get a ministerial guarantee in order to get a loan for my house. All I need was 2 or 3 thousand dollars to do it. Now what I had to do was dig into my meager savings and the house that I am working on right now I am using all of my savings in order to build that house. The CMHC will not lend me any money until they get a ministerial guarantee and as you are aware we don't have a minister, they are all too busy campaigning and there is no time to worry about one little guy that is up in the Northwest Territories.

One of things that was told by CMHC was that they said they were not sure who was responsible for housing on the reserve. They said we are sure that Indian Affairs is responsible for it but since we are in the Northwest Territories Indian Affairs has said that the territorial government is responsible for housing. We think maybe the Government of the NWT is responsible for your loan. So they didn't know what to do and I was really stuck and I still don't know what I am going to do. I started building my house and like I said I am using my own money. It looks like now I am going to have to go back to work faster than what I had planned. I will not be able to finish my house if I don't get back to work and start earning my own money to buy materials.

This is the kind of thing that we ran up against living on the reserve here. The NWT Housing Corporation does not feel that they are responsible for us and that the Department of Indian Affairs should be the ones responsible for us. There is very poor communications between the departments, between the territorial government, Department of Indian Affairs and the NWT Housing Corporation. If they all sat down together I think they could probably solve the problem, but nobody has taken time to do that.

There is one other thing I wanted to mention. When I was still working as a band manager, one many came up to the band office one time and said his house was really small and his kinds were growing up and he would really like to do some work on his house, he wondered if the band could help him out. So I talked to the chief and he said to go to NWT Housing Corporation and find out -- we'll get him a house as soon as we can but maybe they can help him out in the meantime for a short time. So they told us to apply for the Emergency Repair Program. So I put in an application for them and about two or three months later and said "George Smallgeese isn't applicable for the Emergency Repair Program because his house had this a few years ago."

So right away I know that in 1979 after I spent one year here the band wanted to repair some of the houses because they were in poor condition. So we wrote a letter to the Housing Corporation asking for assistance and they said they were not responsible for housing on the reserve. So they told us to go to the Mackenzie Valley Housing. So we wrote them a letter and they told us the same thing, that they were not responsible for housing repairs on the reserve, go to the Department of Indian Affairs, so we did and they said they were not responsible either, that they had an agreement with the territorial government in 1974 and they are responsible for it.

In the end, I fought with them for nearly five months, trying to get an answer. I got tired of it and I talked to the DIAND and said the band council wants to hold a meeting with all the parties involved and let's try to solve this damn problem here. So we went in and sat down and they were all blaming each other. We spend four hours sitting there and arguing with them. Eventually they did agree that there was a problem and that it should be resolved and it took another three meetings before we got \$20,000 out of the NWT Housing Corporation. They sent up the cheque and a letter which said they were giving us \$20,000 for housing repairs. We said fine. We had 30 homes to be repaired. We did what we could and divided up the money and it came out to exactly \$800 per house. So all we could do with that at the time was cosmetic items, like windows and flooring and doors. We tried to put some extra insulation into the attics. We were not told in the letter that the \$20,000 was to repair 10 houses or eight houses, we were not told that. Four years later this guy wants to put an addition onto his houses and he applies for a grant and we were told he already received \$800 for an Emergency Repair Program and that this was once in a building lifetime grant. That house can never receive money from the Emergency Repair Program.

So that is the kind of thing we are running into on the reserve. Mainly because of the poor communications that took place between the departments. But I wanted to point out to you that I think that the reserve here is in a unique situation because it is the only reserve here in the NWT and the Department of Indian Affairs feels that it is not responsible for it because it is in the Territories and because of an agreement that was signed in 1974 and the territorial government feels that they are not responsible for it. So the NWT Housing Corporation does not give us the kinds of assistance that we require.

The NWT Housing Corporation is going to have to -- this is my own personal feeling, because when you work with the government you receive \$5400 a year for housing, a housing allowance they call it. I work for the government. If a person works for the government for 10 years that comes out to \$54,000. If he works for 20 years that is \$108,000. Yet when we talk to them about housing grants, they are willing to give us a "once on a lifetime" grant of \$30,000. Now the house that I am living in, the band received \$10,000 for that house and that is all they used to build that house. Twenty years from now -- if I am still living and if I am living in that house -- if the government would have provided me with \$10,000 to live in that house, meanwhile a government employment will have received in 20 years time -- \$108,000. To me, for some reason, that does not make sense and it really bugs me when a government employee tells me that I am looking for a handout, everytime I talk to them about a housing program. And I know damn well that if he works for the government for even 10 years he is getting more money than I will ever receive because I already got my house, I will never get another housing grant.

I am not the only one in this position. All the native people, right along the Mackenzie Valley are in this position and there is no way in the world that you or anybody can convince me that this is fair. I will stand up to the guy that thinks he is going to argue with me and I know that one of the things that they always say is that they work for the government and this housing is a benefit. The reason they are receiving that benefit is because they are working in the NWT and they are living in the NWT. I am living in the NWT, my father is living in the NWT, why can't he receive that kind of money to build himself a home? And everybody says we are always looking for a handout from the taxpayers money. As far as I am concerned, this whole NWT is one big welfare program. That is all it is and yet people can stand up and tell me -- it really bugs me when I have to try to talk to, especially the NWT Housing Corporation employees, I know what they are getting for a salary. And they turn around and say we are just looking for a handout. So this is just the point I wanted to make to you guys.

Thank you for listening to me and for your patience and I am sorry I took up so much of your time but to me this is been an item that I have always wanted to point out to someone.

CHAIRMAN (Mr. McCallum): Thank you, Roy. Mr. Ballantyne.

MR. BALLANTYNE: An excellent presentation and I think it shed a lot of light on the problems that you have here on the reserve. I would like to say a couple of things here. I see there is a double problem here and I see some similarities within my constituency within Detah and Rainbow Valley. It is not a reserve but it is federal land reserved for Indians and there has been a lot of problems with the federal government, territorial government, and the municipal government, all saying that it is the other guys responsibility. I see the problem you have here with both the territorial and federal government passing the buck back and forth and you are caught in the middle.

I see another problem that is similar with the reserve here and Detah and Rainbow Valley, they are so close to a big centre and they tend to be forgotten. People tend to lump the reserve with Hay River and people tend to lump Rainbow Valley and Detah with Yellowknife and tend to ignore it. So I think I understand your problem very well.

The question I would like to ask is: Would you support the idea, if they committee made a recommendation that the Housing Corporation and the territorial government take over the responsibility, unequivocally, of housing programs here, not the federal government. But to do it and to do it properly. If it was done properly, could you support that concept?

MR. ROY FABIEN: My presentation was a personal one. Right now I am not working for anybody and I am just here as an interested tenant. I would think that, for the reserve here, we need some kind of a housing program, who delivers it I do not think is important. But the thing that I would like to say is of course like everybody else, we will take whoever has the best to offer. If the territorial government is going to do it, fine, but if it is going to be done through the NWT Housing Corporation, I don't think it is the answer because the Housing Corporation is just another bureaucratic system that we have to work with. I know we have to work with a bureaucratic system but that one is the most bureaucratic. In order for the money to get down to us, it goes through three levels before it even reaches the guy that is supposed to be benefiting from it. It goes from the federal government to the territorial government to the corporation and then to the district office, four different levels before we get the money that the Minister is promising us. When you go through all that, we are losing several million dollars on wages and housing allowances, before we get that and then the people here are entitled to a meager \$30,000 to build a home.

My feeling on that \$30,000 is that it is an inadequate grant for materials. It takes a lot to build a house. I thought I could put an extension onto my house with logs but already a month has gone by and I am just finishing off the floor right now. So it takes a lot of time to build a home. It is alright if you had a steady job for 10 years and you had enough savings and you could take maybe three months off, leave without pay, and you know you will have job at the end of it. You could probably then take time off to build a home. But amongst the native people, here on the reserve, that is not the situation. If you quit your job that is it. You are guaranteed a job three months down the road after you have finished working and who is going to feed your family? In most cases the money that you are making -- you are living on that money, right now. There is no provisions, you can't save any money. And everyone knows the economic situation we are in right now, you need at least \$25,000 in order to save money to live.

Most of these people are living away below the poverty level and then at the same time they are expected to build their own homes. It sounds a little weird but that is the way it is. If you can take three months off to build a home, fine. But with the native people we do not have that luxury. I have no trouble with the NWT government providing a housing program on the reserve if it is better than what the Department of Indian Affairs is going to offer us and that it won't go through 10 hands before it gets to us. I am all for getting the money directly from the federal government because at least that way it does not pass through three other hands and several thousand dollars worth of administrative costs before it gets to me. That is the point I would like to make.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Roy, with regard to the Housing Corporation and the district offices, in your opinion should it be an administrative body or should it be more of a funding agency that designates so much money to the bands, the bands are the ones that go shopping around for the best deal, the best design, and utilizing local resources as a basis for implementing housing programs?

MR. ROY FABIEN: My feeling is that if the band receives the money directly from the territorial government, minus the NWT Housing Corporation, maybe 10 years ago we could not do that, or five years ago we could not do what we can do now. But now, we have an administrative body that can handle all that. What it may mean that we may have to hire one person to order materials and organize the whole thing but at least the money is going to someone that really deserves it. And it does not take 10 people to do it. Right now that is how it works. I don't know that wage scale of the Housing Corporation but I assume that it is over \$25,000 a year and we could do it here for that amount of money.

The other thing is that I think the local businessmen would give us a better deal if they knew that year after year we will deal with them all the time, on lumber and all housing materials, if we went to them year after year. But up until now, they won't give us a deal because they are not sure that we are going to give us the business in the next year's housing program. So if the band got the money directly it would be better.

MR. GARGAN: With regard to the headquarters office in Yellowknife, they have a sick staff that go with a budget of \$1.5 million. They have "special travel" and that is to cover costs for annual leave and some medical travel south when the employees get sick and it is \$118,000. I thought I would mention that.

The other thing I wanted to mention is Bill Thomas mentioned in regard to the housing directorate in Ottawa. It is true what Bill said, the Department of Indian Affairs, it says here that "the annual construction and renovation target as set by cabinet of 2004 new units that meet minimum standards of the national building code". So all the houses that are built for native people are just barely making the national building code. It is quite something.

MR. ROY FABIEN: That \$1.5 million for wages, that is equal to 50 HAP grants.

MR. GARGAN: Their salary budget is something like \$1.5 million. Something like the Alcohol and Drug Co-ordinating Council or the National Native Alcohol Abuse Program is a body of people that decide who gets the alcohol programs and things like that and they do not spend that much money deciding those things, they meet four times a year and decide on those things. Maybe 20 years ago we could not take on that responsibility, like you said, but certainly we are capable of doing that now.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Roy, you touched base with me on a lot of points, you pointed out your concerns very well. I suppose because I live with those problems all my life as well. There was a time when they first introduced the housing in Fort Resolution and they offered the people new housing for two dollars a month, and said that over a period of time they could own those houses. In the meantime they destroyed their original home that was built by my grandfather, to the point now their rent is out of control, they are in arrears and people who used to build their own homes are put in a spot where they cannot apply for any grants because of their arrears. I guess this is one of the concerns that was brought to my attention many times and because of that I supported the motion to establish a special committee.

We have a pretty good idea of what some of the houses are like inside because we checked some of the houses in the other communities. We are sorry we could not have more time to visit some of your homes. You made a lot of good points and I would like to say that I know exactly what you are talking about and I thank you very much for your participation.

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

MR. T'SELEIE: I thank you for your good presentations. I will be going back over the transcripts and reading your presentation with interest. I think you have a chance here on the reserve to get into housing in a good way because you are not caught up with the corporation yet, the way some communities are. So what you say about handling everything yourselves here, I think the committee thinks along those lines and we have heard that in other communities as well.

One of the areas that the committee is looking at, has to do with the allocation of new housing every year. The Housing Corporation gets about 75 per cent of its money from Canada Mortgage and Housing and the other 25 per cent comes from the GNWT. So really the part that we can control is only 25 per cent of their budget. That is what we see and what we approve each year. What we approve each year has to do with how many houses go to the East, to the West, where they go, which communities do they go to. Many of these decisions are made by the bureaucrats and we get to see them sort of at the last stage and unless we see something grossly wrong with the decisions that the bureaucrats have made, at that stage there isn't much we can do about it.

We are told that the way they make their decisions about which communities get housing, is based in need, they tell us. Yet at the same time we have the feeling sometimes that which MLA makes the most noise will get housing in their region. So the committee is interested in suggestions about how those decisions should be made. There can be something inside the recommendations to help decide who should get new housing each year. I just wonder whether you had any ideas on that.

MR. ROY FABIEN: I haven't really thought about it. The only thing I have been concerned about is that the Housing Corporation spends quite a bit of money trying to deliver programs. I have not thought about how these houses should be allocated. My own experience with my band is that it has always been on a priority basis and the elders are going to have to be commended for their suffering because they are always willing to stand last in line for young children. That is the way we have handled it. I know it isn't fair to the elders but they are always willing to sacrifice. The band has always done it on a priority basis.

CHAIRMAN (Mr. McCallum): Thank you very much Roy. Are there any other comments or questions of Mr. Fabien? Thank you very much.

MS VERNA TAMBOUR: I am a band member in Hay River. I am a single parent with two kids. The only program available to me at present is the HAP program and if their priority is that a couple be married with at least seven or four or five kids, they will get a house before I will. My problem is that when all the married couples with kids get their house and I become a priority, by that time, say they give me a HAP unit, they can plunk a bunch of material down at my doorstep, but I have no carpentry skills whatsoever, no experience building houses and I have nobody else to rely on. This also presents a problem to me. I would just like to point out that this program is discriminating against single parents, most of who are women, they are headed by women. Either I get married and have 10 kids and become a priority, or I wait.

Presently I am living in a house that should be condemned. It was built 20 years ago, it has been through a flood, and as Roy has already pointed out, we are not really eligible for an ERP program, Emergency Repair Program. I feel that it is useless spending thousands of dollars rehabilitating a house that should be condemned, which means ripping out rotten floors, reinsulating walls. The foundation that it is sitting on, the cement, it is so broken up it is just nonexistent. The money should go toward construction of a better house that will last another 50 or 60 years.

CHAIRMAN (Mr. McCallum): Thank you, Verna. Any questions or comments. You say you are living in one now, is that one on the bank Verna?

MS VERNA TAMBOUR: Yes. There are 20 of those units. So that is 20 families that are presently waiting for a better house. Fort Smith Region probably gets about 20 units a year, so if we gets four units a year, that is five years down the road that all those families will have houses. But it does not address the problem of all those kids living in those houses right now with their parents, who would like to get married but have no other place to live. I was wondering if this issue was addressed by other women?

CHAIRMAN (Mr. McCallum): I don't think it has, to be quite honest. I know there is a demand for single parent dwellings but more in the sense of social housing. Whereby you would look for social housing to come up and you would pay rent for it. But you are talking about home-ownership, it may have been brought to our attention but only in the sense of social housing, but not in a home-ownership program. Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Verna, I agree totally with you that there may be some discrimination going on within the Housing Corporation and as far as attitude goes, its something else too. I guess there is not set policy for programs. I think they go on a point system but usually if they do get a policy it is not toward the needs of the community but toward their own protection. They create a policy that makes it difficult for people to obtain shelter.

The interesting thing about the budget this year is that just about 60 per cent is allocated toward public houses. Home-ownership is only 18 per cent and senior citizens is four per cent and major renovations is 24 per cent. I believe it should be the other way around, there should be more budgeted toward home-ownership and less toward public houses. In every community we have been to, this has been the case, that people are striving toward home-ownership and do not want to pay rent the rest of their lives. I just thought I would mention that and I think John mentioned this at a previous meeting, as far as the HAP, ERP and SSHAG programs go is that they are more of a tack-on type of program and maybe the Housing Corporation should take a major interest in that program in providing the people with assistance in building their own houses. Thank you.

CHAIRMAN (Mr. McCallum): Mr. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I am sure your concerns will be considered by our committee. I strongly agree that it is a discrimination against single parents. It was brought up in my constituency as well, where there was a single parent with three children and right now they are helping her build a home but at the end of the month -- the group that is working on it is called Beavers -- they will be leaving the North. She came and talked to me and wondered if there was anyway she could get assistance to finish the house because there is absolutely no way she could do it on her own with three little ones. So your comments are all recorded and we will be looking at it.

MS VERNA TAMBOUR: I would also like to mention in regards to the application that you submit to the Housing Corporation for your HAP unit, it has how much money you spend on your food and whatnot and my salary just covers that, plus the expense of my two kids. They ask how much money you are willing to put toward your house, now if my salary only covers my living expenses, I do not even have any money to put toward a house. At the bottom they list a bunch of trade skills. I am a bookkeeper, and in order to build a house I do not want to go and take another friggin trade -- they don't even have a bookkeeper down there.

CHAIRMAN (Mr. McCallum): Verna, if I may just ask a question. You are talking about the home-ownership, HAP program?

MS VERNA TAMBOUR: That is the only program available to me on the reserve.

CHAIRMAN (Mr. McCallum): Is not the Rural and Remote Program available on the reserve?

MS VERNA TAMBOUR: I have never heard of that program.

CHAIRMAN (Mr. McCallum): Rural and Remote Programs are available in the Territories. That is a program whereby the corporation are building houses and you then can get into a purchase deal. It is done in other communities. Whether it is done here or can be done here, we can find out.

MS VERNA TAMBOUR: Barba will probably address that question as to why we cannot have low cost housing or public housing on the reserve.

CHAIRMAN (Mr. McCallum): You are looking at trying to get a home and you can't hammer a nail straight -- I recognize that this is a situation that is peculiar here and as Mrs. Lawrence says there are situations in other communities. Obviously one would like to own their own home and it is something that is fundamental to what we are trying to do because it should be a basic right of anybody to have a home and not just an accommodation and the means by which that is available to you is what we are going to be concerned with.

MS VERNA TAMBOUR: If I owned a house now, 20 years from now when my son wants to have a house of his own -- he has one.

CHAIRMAN (Mr. McCallum): So you bring up a good point and we would like to take what you are saying and try to find out what is going on and try to find out why programs are not available to people such as yourself.

MS VERNA TAMBOUR: They seem more ready to give a married couple that has a family a house rather than one to a single parent who may be living in a condemned house.

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

MR. GARGAN: I just wanted to make a correction here about the allocation of money for housing programs, I said 58 per cent, actually for public houses in the Territories it is 82.2 per cent. So the rest is toward home-ownership, and that is very little, and even less toward senior citizens.

CHAIRMAN (Mr. McCallum): Any other presentations.

MRS. BARB O'NEIL: I am the band manager of the Hay River Reserve. We prepared a report to this committee and you have copies. Most of the points that were raised in this report were covered by various people today, so I am not going to repeat them so you can all breath a sigh of relief. I understand that time is running very short here and you have been sitting for quite sometime and I appreciate your ongoing interest but I know that we all have our limits.

There are a couple of points that I would like to highlight in this submission. To address Arnie's question to Verna, indeed the reserve land status does complicate very much what the reserve has access to in terms of Housing Corporation programs. The security of the land becomes a very major issue for the Housing Corporation when dealing with CMHC or any other agency that they may be getting loans for. So it does interfere with them being able to provide a program where they have to go through CMHC agencies.

Roy talked about trying to get a lousy \$2000 loan through the RAP program and I just pointed out all the agencies that a band member on the reserve would have to go through and there are seven of them including the band council. I am sure all of you as MLAs can appreciate how all these agencies can tie you up for a long time.

Sam had pointed out the correspondence that came about when the reserve was formed. The agreements that were made between the federal government and the territorial government as to how the reserve would be serviced. It has been a very difficult struggle, even getting that correspondence, to determine who is responsible for what. I have included a couple of excerpts from letters that were exchanged between those two senior governments and I think they are quite self-explanatory. Given the intents that are in those excerpts, it seems that there are a number of questions that remain in my mind. Does this reserve have the same access to reserve programs in the South. Are we a reserve or aren't we a reserve? And is the reserve eligible for all the programs that are available under the Housing Corporation as is Fort Providence or Fort Liard or Aklavik? We are not getting those questions answered.

We also wrote a letter to the Minister of Indian and Northern Affairs in response to the letter he wrote to Mr. Antoine saying that they only provided housing to reserves. We wrote and told him that he had a reserve up here. We have not received an answer to that letter as well.

I have included some numbers here, statistic kinds of information. From that you can see that we do have a large number of aging units on the reserves. As was pointed out, a lot of them have senior citizens living in them. I have outlined the space and crowding conditions within the houses. The average house on the reserve is approximately 526 square feet and we average about four people per unit. Seventy per cent of our units have two bedrooms or less in them. Those numbers indicate a serious overcrowding problem.

Mr. Allan Reid who is a technical officer with the Housing Corporation district office, had come out and evaluated five houses for us. They were not our worst houses, they were some our worst, some of our middle worst and some of the better houses. He felt that they were a fair sampling of the houses on the reserve. This was done in May so it is recent material. I will quote from his examination, Mr. Reid found that 14 of the houses "Were well below the existing building standards and had outlived their useful life, continued habitation is a definite and safety hazard." In plain terms, 14 houses on this reserve should be condemned. We have four new houses going in this year, we still have a problem. Mr. Reid estimated that 26 of the units could be rehabilitated. The total cost of that was in the estimate of \$280,000.

As has been highlighted to you, the programs that are available on the reserve are limited. They have basically been offered home-ownership through SSHAG or HAP or an Emergency Repair once-in-a-lifetime program. In our tracking down how much money had actually been spent in maintaining houses on the reserve, the total was probably no more than \$30,000 in the lifetime of housing provided on the reserve. I think everybody has gone on about the failures of the HAP program, formerly the SSHAG program. The weakness of providing materials, not providing a comprehensive housing program -- if you have the responsibility of providing houses, then for God's sake do it! Don't play some game of providing materials and have everybody wander around and track down leaver money. That's not providing housing.

Again you have heard that there are people on the reserve who would probably never be able to obtain a HAP house, our senior citizens, our single parent families, our younger people on the reserve. I think income average here is probably around \$8000 to \$9000. That does not give you too much to play with in terms of repairing a house or maintaining a house.

I think one of the impressions that I first had when I came onto the reserve is that we have two different standards here, we have a town laying on one side of the river, a community laying on the other side of the river. One has full services into their houses and houses that probably meet some kind of standard and on the other side of the river we have 190 native people living who have a totally different standard when it comes to their housing and their services. I guess in summary, shelter is really a basic right and shelter in Canada should be fairly higher, then comparing is to Guatemala or cardboard shacks as shelter. Thank you.

CHAIRMAN (Mr. McCallum): Just one question, one page three there are four units that were started under the SSHAG program that are not completed, can you indicate why?

MRS. BARBARA O'NEIL: I came into this at a later date, my understanding of those units is that four of the units were constructed at \$18,000 a piece, I believe the following year it was realized that to construct a house at \$18,000, wasn't happening around the North and a number of communities were suffering in trying to complete those units and I believe they pushed the price of those SSHAG units up another \$10,000 or \$12,000, fortunately we got in in the year they were \$18,000 and again it goes back to, realistically to complete those houses it is going to take a hell of a lot more than \$18,000. People who are living in those thoses, have had to year by year work on them, when they get their money, to bring them up to be able to move into them.

CHAIRMAN (Mr. McCallum): You said that tenure of land or lease or security of the land restricts the things, there is no question that it does in terms of the HAP program, but even in the Rural and Remote, it can be on long-term leases because some of the people who have HAP programs in other communities do not own the land, it is on a 30 year lease. The federal government owns the land or land reserved in terms of for native people. The Rural and Remote Program should be applicable here even if the land ownership is a question to various people. I think that program could work. It may not fit in a lot of places but you do not have to construct the unit you can pay a certain percentage of your salary to that and it can fluctuate in terms of whether you are employed or unemployed. But I think it is one that we should look into.

MRS. BARBARA O'NEIL: I would like to point out that there really is a vast difference in land reserved for Indians or Indian housing, it's a booked term, it really does not have any status and I might just point out that in the town of Hay River, there were a number of pieces of land that were designated as land reserved for Indian housing. The Housing Corporation went in and built a bunch of units that were public housing units and it would be questionable as to how many native people are living in those housing units. It can be manipulated which is very, very different from the reserve land status which were are referring to here.

I would like to respond to a question that John asked Roy, and this is my point of view as a band manager and having been involved in local government for a number of years. What would be some of the options in terms of the Housing Corporation and some of their programs. I think with the development of regional councils, pressure could be put on the territorial government if it really is getting into decentralization and devolution, to have the district offices become an administrative body of the regional councils and that staff could then become employees of the regional council instead of employees of a vast government body that is separate from the people that they are serving.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: I think your idea is well worth looking into and if you have any other ideas concerning the Regional and Tribal Councils Ordinance we would really like to hear about it.

MRS. BARBARA O'NEIL: I don't have a lot of developed background on it, my one fear when government talks about decentralization in any program is that they always decentralize the responsibility but they never give you the money. If regional or even local councils are going to take on responsibility for housing, let's not make the mistake that happened with the housing associations where you don't give them the money to do the job they have to do.

MR. BALLANTYNE: You just give them all the hassles. My specific question was, in your presentation, I think the major thrust in this community, as it is in most communities in the West, is toward home-ownership programs. But you would think that there is a need here, even though most of the housing units that you would want to build would be under some type of home-ownership program, is there a need for public housing? For those people who find it difficult for any number of reasons to fit under the qualifications that you need in order to be eligible for a home-ownership program. Do you see the need for some public housing units in your community?

MRS. BARBARA O'NEIL: My personal opinion, and has been stated before, a couple of years ago the reserve stated that home-ownership was the ideal. My personal opinion is that owning a home anywhere is that owning a home anywhere is a great responsibility, not always do people have the level of income that it takes to maintain a home and if it means sacrificing housing always being able to achieve an ideal of home-ownership, then maybe we are going to have to look at some alternatives.

MR. BALLANTYNE: The same thing that Chief Antoine said is that we want to emphasize home-ownership, but we need housing and we'll take them anyway we can get them.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: I don't believe you met with Bertha Allen, was the question of reserves mentioned to her?

MRS. BARBARA O'NEIL: We raised the issue with some of the problems dealing as a reserve, in particular just not being able to get the information as to what is available out there as an alternative to the territorial government programs. Issues like not being able to even get a response to the Minister for a reserve that comes directly under him.

CHAIRMAN (Mr. McCallum): Copacetic Sam?

MR. GARGAN: I saw it in the newspaper but I haven't read it.

CHAIRMAN (Mr. McCallum): I guess the final comment, as regards the federal government, there are times when one would feel that you people are not unique, that the Territories is one great reserve.

MRS. BARBARA O'NEIL: I think one of my frustrations as a band manager is that we are trying to deal at a level with the federal government, that really should be up to the two senior levels to have worked out and it isn't being worked out and we are not getting any co-operation of, let's say in the Housing Corporation, of anybody digging to find out -- if they don't have the funding, they were promised the funding by the feds, get in there and get it.

MR. GARGAN: A recommendation is that as far as the housing goes in the Territories is that there is really no clear mandate for associations, even the district offices, and those should be identified because the people are the ones being shafted. Because it changes from year to year depending on the situation the previous year. That has to change and this is one area we really have to work on. Also an alternative to the Housing Corporation, regional housing boards or something like that would probably be an alternative to district offices.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Gargan. Go ahead Roy.

MR. ROY FABIEN: I just wanted to clarify something in regard to a question that Mike asked regarding home-ownership. In my opinion, home-ownership on the reserve is ideal, because number one we do not have to pay municipal taxes. I am living in one of the HAP or pre SSHAG houses, it is probably one of the first houses under whatever program was before SSHAG and it is not costing me that much to maintain. I believe there are nine other families living in those houses, those houses were built in 1977. To date the federal or territorial government have not put another penny into those houses. The families have maintained those homes and they are in perfect condition, except once in awhile you have to level them off, mainly because of the foundation, the gravel pad it was built on was not big enough.

So home-ownership can be done on the reserve for a minimal costs, as long as the house has been built and paid for and all you have to do is maintain it. It is not going to cost that much. My personal opinion on this is that as long as the economy on the reserve is developing, the people can maintain their own homes. At the moment, nobody is on welfare on a permanent basis any more and so we are ready for development and are ready for all these wonderful things that other people have. This home-ownership program can happen and I believe it is not going to cost us as much to own a home here on the reserve as in other communities. Also the cost here is the same as in Hay River and Hay River is probably the cheapest community to live in anywhere in the NWT. So that is the direction I think things should be going.

If people have to pay public housing, they are going to lose. Because it is going at \$600 or \$700 a month nowadays. That is quite a bit of money. At the moment people cannot afford that. Even a single parent could own a home on the reserve at a minimal cost, if they are willing to live -- heat all our homes with wood, no running water. We can do without running water.

Home-ownership makes us independent. Once you move into a low cost housing you are no longer independent, you are dependent on the government. The government no longer spends as much money on us here as they do somewhere else.

MR. GARGAN: With regard to the correspondence that is going back and forth between the federal and territorial government with regard to housing on reserves. The territorial government is responsible for housing irregardless of ethnic background. The problem right now is that the Housing Corporation only provides for people who are living in low rental or northern rental houses. If you own your own home, there is no program in existence. Or if you are single, there is no program. The point I am trying to make is that if the territorial government are responsible for housing, why are they limiting it? Why do you have to meet certain criteria?

MR. ROY FABIEN: The band here has always discussed low cost housing or public housing but they have never really been in favour of it. One hundred per cent of us own our own homes but once we move into a public house, we are going to have to worry about \$600 a month, or whatever. It creates a problem, but now people have money for clothes, heating -- but once you get into public housing it will cost you a lot of money. The people are now better off. We had a meeting on Monday and I asked the band that they are going to have to consider low cost housing for people who think they can afford it but it was just a question but I don't think we ever took a position on it. But it is really not that desirable, if that is all they have to offer -- that is the beauty of the reserve is that we are totally independent, we own our own homes here. I think we are happy and home-ownership is the answer.

MR. GARGAN: Thank you Roy, you've made my job much easier.

CHAIRMAN (Mr. McCallum): I want to thank those who did come and speak to us and for making presentations. What has been said is on record, it will be our job to bring it all together, taking into consideration the concerns that were raised. We want to indicate to you that it will be very difficult to meet all the concerns that are expressed. We are looking at it throughout the Territories, we will attempt to do as much as we can in our report to rectify and correct some of the concerns. I want to thank you for being here, I want to express again to the chief and to the community, our appreciation for asking us to come here, short as it is, it gives us some kind of indication of some of the problems that you face in this community which is unique in the Territories. So on behalf of the committee, mahsi cho. Chief Martel.

CHIEF PAT MARKEL: I would just like to make my appreciation known to the committee, from myself and the band council. There has been a lot of concerns that have been mentioned but there is not much more I can say. There are some band members and older people who did not speak, but some of the younger ones that did do have feeling for the older people, so I again I thank you for coming over here to help us out. I guess we have to help each other and do the best we can.

CHAIRMAN (Mr. McCallum): Thank you very much Chief Martel. We have another meeting to go to that is why we are going. Thank you very much.

---Applause

---ADJOURNMENT

MEETING WITH HAY RIVER PUBLIC

MR. DON STEWART: Thank you, Mr. Chairman. My name is Don Stewart and I am the MLA for this area. I had not intended to speak tonight at all, I had expected that the municipality would have representatives here and that this matter would be held on a local plane but seeing that there is no one here -- I should not let this committee leave here with the idea that Hay River does not require housing.

We have particularly bad conditions on Vale Island, the housing there was condemned in 1963 after the flood but because there were no other houses they were allowed to stay erected and they are still being rented and providing housing on that island. Those are houses that were condemned 20 years ago and they are still in use. There are no houses available basically for rent, the rents are high for young couples and so on. The costs of trying to build their own homes in this particular area are extremely expensive and some type of government assistance is absolutely essential.

Now, basically I think in the early days of the Housing Corporation areas such as Yellowknife, Fort Smith and Hay River were organized and managed to get quite a few units of public housing before the rest of the Northwest Territories really received any. But I would suggest to you, in the case of Hay River and possibly Fort Smith, that we have really fallen behind in the last few years as far as units being provided. I think that the situation is now in reverse that most other places on a per capita basis has far more public housing than Hay River does and I imagine that percentage is very, very large, the difference on a per capita base. Now, certainly we don't need as many houses here as a lot of the Eastern Arctic settlements and the Western Arctic settlements because we do have a financial base and people can afford, in some instances to provide their own housing. But unfortunately there is a fringe of people who cannot do that and we do not have adequate housing to provide these people with the basic necessities of life.

The single persons quarters has always had a long waiting list. It has been full to capacity for years. We require additional space in that regard.

The Vale Island situation again is the worse section of the town as far as substandard housing is concerned. And it is time that the government took a serious look at trying to clean that up down there. It has been now recognized as an area that can be developed for housing, for family dwellings and if that is the case then we got to do something in regard to replacing a lot of these units, especially the ones that were condemned in 1963. I think that is all I have to say at this time and I will answer any questions that I can.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Stewart. And you notice I am going to say Mr. Stewart, I am not going to bow to any kind of other position. We don't get an opportunity as MLAs to do that, it is usually in great difference to your august position on our Legislature. But right now, you are just an ordinary MLA like the rest of us.

I should say as well that you kind of beat us to the punch. When Ludy or I chair a meeting we usually have a pretty good preamble to go through. You have simply preempted that so there is not much sense in me going through it. Nevertheless, I think it is vital that we come into a community regardless of the turnout and to get a look around although most members have been here on previous occasions. I think it is still necessary to come into a community that requested us to come in and that is the case here. I am sorry that the local housing authority or representation from it and the local municipal government are not here. Since we are dealing with construction as well delivery and allocation of housing I would have hoped that there would have been somebody from the construction industry here as well because I know that is part and parcel of some of the concerns that have been expressed over the years about housing in the Territories.

Suffice it for me at this time, Mr. Stewart, to thank you very much for coming forward and giving us your views and letting us know the concerns as you see them in regard to housing and especially in Vale Island. I think Mrs. Lawrence would like to make a comment and possibly there are other members of the committee who would like to pose questions to you.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say thank you to Mr. Stewart for that warm welcome received from you today. Also I would like to comment that when nobody showed up for our meeting I just assumed that you were doing such a good job with the housing that they have no complaints. I am a little bit disappointed that nobody showed up from the Hay River Housing Authority but, like I said, no news is good news and I just assumed it was all good news. Your point is well taken. Your concerns are all recorded regarding Vale Island and that some of those houses are condemned. I am aware of that. Mahsi cho.

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

MR. BALLANTYNE: I seldom have an opportunity to have Mr. Stewart in this situation and I think I would like to take this opportunity to rule Mr. Stewart out of order. This is question period and he is making statements. I too would like to thank the MLA for this region for his warm welcome. I too am very disappointed that nobody thought it important enough to turn up tonight. This is the fifth public meeting that we have had in three days and we made a special effort to get down here and I am disappointed that only a few people thought it worth-while to come and present their concerns to us. But I will make an offer to the community, on behalf of the committee, if there are concerns from any individuals or from the council they can present them to us in writing and we will take note of them. Thank you very much, Mr. Chairman.

CHAIRMAN (Mr. McCallum): Any other comments or questions about housing in Hay River from the MLA? I need not indicate to you people here that Mr. Stewart has represented this particular constituency for some time and is very knowledgeable about the community, both as an MLA and of course as a municipal politician. Perhaps I could ask a question, Mr. Stewart. You talk about public housing, do you have any comment to make about the home-ownership programs, and I am talking about the home assistance program, the rural and remote program. Obviously there must be concerns dealing with senior citizens repair or rehab. I am not trying to promote things, but these are some of the areas that we have heard from in other communities. You have indicated that Hay River, being one of the first communities to be involved with public housing, may have slid by in getting its allocation of public housing. In your opinion, is there still a great demand for public housing as we know it or in some other form, bachelor units as you suggested? I wonder if you would not mind commenting on those areas.

MR. DON STEWART: Thank you. I think that the requirement is in both sections. I strongly believe that there is quite a segment, especially among our young people, that if they could get assistance would build their own homes. But at the same time I feel that the straight public housing is a requirement. I neglected to say, and thanks for reminding me of it, that our old folks home is full and has been full for several years, and also has a waiting list. I really cannot understand why there has not been some form of presentation been made to this committee and I certainly would not go along with Mrs. Lawrence that the job has been so well done that there is no requirement. There certainly is a very severe need and I am sure that is true of all of the Northwest Territories, but we have it too, and we do need some consideration for units.

I know that the reserve has been on a catch-up basis here and so I have not actively really gone after public housing per se because I had no official requests from any groups in town to do so, but I felt that inasmuch as money was being spent in that area in Hay River that we were probably getting our fair share of the budget. But that situation over there now I think is coming up to a point where its average condition over there is as good as it is in certain other sections of the town which is being overlooked entirely. That is the point that I want to make. I am glad to see development over there but this other section needs looking at too. It is in worse shape basically than our people are now on the other side of the river.

CHAIRMAN (Mr. McCallum): Could I ask you to, if it is not putting you in too difficult a position, I have two further areas that I would like a comment from you if it does not jeopardize you in any way, shape or form. The first is in terms of the construction industry or the supply by business people because I know that you are and have been a businessman. And the second one is in the area of your past experience as a municipal official, in fact, the chief executive officer of the town for some years.

Let me take the last one first. In a number of other communities, specifically I think in some of the smaller communities, in Mr. T'Seleie's area for one that we heard, there was a comment or a suggestion made that it should be the municipal government, be it a band, be it a hamlet, be it a settlement, be it a town, because housing is a community concern, that the community council, the local municipal government should play a greater role in the allocation and delivery of units.

For example, if I may and perhaps other Members would want to talk about it further, in Fort Good Hope the settlement and the band came together and what they would like to do is to have housing come under their umbrella and then do the allocation and delivery, etc. Any monies that are spent on housing in any way, shape or form come to that local municipal government and the municipal government gets directly involved. We heard the suggestion as well in Frobisher Bay. So I wonder if you would like to comment on that? Do you have comments to make about business people who supply goods and/or services as regards to housing? If that does not present a problem to you, I wonder if you would like to comment on that?

MR. DON STEWART: Mr. Chairman, I have no problem replying to it. When the first type of housing in the Northwest Territories -- I have forgotten the name of it, there have been so many different terms used with regard to public housing that I cannot recall exactly what the first one was -- but the first one was run by the municipality. But the municipality found that they were in a particularly difficult position and they wanted to divorce politics from housing, and as far as giving out the housing and this type of thing. They felt that it may not be absolutely fair if it was done by a political body, that they may have favourites, people that supported them at the election polls or whatever reason, and that the allocation of housing may not be fair. As a result they took great pains to divorce the political identity from the housing authority and that has been true in Hay River for many years.

That is one of the reasons I was not prepared to speak tonight because the housing authority has basically always looked after the housing in Hay River with no political interference of any kind. They got support when they requested new units or required repair money or something of that nature, but no direction as far as who could occupy the houses or anything of this nature. Now it was felt that this was necessary and over the years I think probably that this is true, that probably it is a bad mixture to put the local town council or the local chief and his band with complete authority about who is going to get a house. You could get into trouble because people are people and they have people they like and people they dislike. Unless it is done on a very fair basis, housing can become a real political club to be used by politicians if they want it. So I think probably the best system is to keep them divorced because no matter what a politician does, he is always suspected of being crooked. I think this holds true when deciding who gets the house. It is very difficult and I think it is a bad mix. That is a personal opinion.

CHAIRMAN (Mr. McCallum): Just hold it there. Are there any other Members who would like to comment on that? I wonder then if you would not mind talking about the former topic, that is the supply of goods and services to the corporation, I mean as a businessman.

MR. DON STEWART: Well, I think you know that I have interests in Igloo Building Supplies Limited. Now Igloo Building Supplies Limited is a holding company and is not actively engaged in the sale of building materials. Igloo Building Supplies group, which is my family, own and run that company. But there is really not arm's length with regard to sale of building supplies in the territories and the committee should be fully aware of that, so I am declaring possibly a conflict of interest.

The thing that I have noted is that I think a lot of the housing authorities are spending large sums of public money without going to public tender, and I do not think that this is correct. I think that a certain amount should be set that they can spend up to but over and above that they should be required to go to public tender, because after all this is public money. For the record, the housing authorities are not required to go to tender, and I think if they are spending public money they should have to go to public tender. I think that I would strongly recommend to the board that this be put in as a recommendation. Now certainly for \$5000 or \$10,000 for a few things like that I do not think that is necessary, but when they are coming up with their summer budgets, \$50,000, \$60,000 or \$70,000 worth of material, I think they should not be able to arbitrarily choose favourites. Whether it be Igloo Building Supplies or whomever, I think it should have to go to public tender and be handled as a public tender.

As far as business is concerned, we always find ourselves in a quandary with regard to quality of material. We have the situation where we have sawmills in the North that want to sell their product -- our friend from Resolution understands that problem no doubt -- yet until such time as there is proper facility to drive that lumber, we are getting a lot of complaints if we ship that lumber and we have gotten to a point now that very little of it is seeing the actual housing market.

Now they have a lot of air-dried lumber now that is a great improvement over what they had before and it is coming along now. That lumber is acceptable. But I hope they keep along that path because this green lumber situation to be shipped out of here at great expense to areas that we are serving in the Western Arctic, that transportation has more value than the lumber. We are shipping lumber up into these areas that is green and by the time it gets there it will be a mess. That is not a proper method of business, yet we want to support the local mills so part of the problem lies in to get proper drying facilities, whether it be air-dried lumber, and to be subsidized to carry a year's supply so they can operate a year behind their production and properly air-dry their material. Then we can get a good product. But certainly we should make provision to use the wood that is produced in the Northwest Territories if we can, but we should not sacrifice the houses in the Western Arctic because we have green lumber that we have to get rid of here. That is not good either, so the answer is to get drying facilities, whether they be natural air-dried or with a kiln.

CHAIRMAN (Mr. McCallum): Thank you very much. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I just have a question to ask. It was brought to our attention in other communities in getting board members on the housing authority, appointing them, and it was brought to our attention that they should be elected bodies sitting on the housing authority. Many times you get on some of these things and they are all grouped together, friends and relative y living in these units, the low rentals, public housing and northern rentals. According to this piece of paper in front of me the housing authorities are looking after the northern rentals and public housing through the Housing Corporation. How are these people selected?

MR. DON STEWART: The people in this municipality -- I am going by memory and sometimes it is not too good -- the appointments were made to the board on recommendation of the local town council, names submitted by the town council, and the town council would elicit names from various different organizations around town to try and get a mix. Now what they have been doing in the last four years I do not know.

MRS. LAWRENCE: I see familiar names with the town council as well as the housing authority and that is the complaint that we got in the past. It is not fair to throw this kind of question at you but since you are the only one here you realize that we have no choice?

MR. DON STEWART: Sure, go on.

MRS. LAWRENCE: So maybe this is why they do not want to show up I wonder?

MR. DON STEWART: Well I firmly believe that any housing authority should have to sit on a regular basis publicly where the press and the public can come and ask questions of them, something like this forum. I do not think that every meeting to do their business necessarily has to be always open but they should certainly be required on a regular basis to be responsible to the people that they are serving in a public manner. I think that should be part of their requirement. I think they all sit in their offices or whatever and once they are on the board they sit and do their business and nobody knows what they do.

MRS. LAWRENCE: Well, we do not come here too often, this will be the first and last time and it would have been nice to meet some of these people.

MR. DON STEWART: I am sorry, I do not know why they are not here, I have no idea.

CHAIRMAN (Mr. McCallum): Are there further questions of Mr. Stewart? Well, Mr. Stewart, I thank you very much on behalf of the committee for sharing with us your concerns and attempting to respond to some of the queries that we have made of you, so I thank you very kindly.

MR. DON STEWART: Thank you very much. I might say in defense, a lot of these people may be on holidays, I do not know.

CHAIRMAN (Mr. McCallum): Thank you. Those of you who are here, would any of you want to indicate anything? That goes for the Fifth Estate as well.

MRS. EILEEN VAIL: Good evening. My name is Eileen Vale and at this moment I am a private citizen and if I passed away there would not be any estate anyway. One of your comments, Mr. McCallum, concerned representatives from the construction trade. To my knowledge there are no real house-building companies in Hay River any longer. There are some carpenters who can be hired to help you construct your house, but there are no construction companies that are engaged in the building of houses in Hay River and there has not been for some years. That is all I wanted to say to set the record straight. House construction is occurring, but it is usually done by people who go to the bank, get a loan to build it themselves, or get a housing package and hire an electrical contractor. We have electrical contractors but no house construction firms. Thank you.

CHAIRMAN (Mr. McCallum): Eileen, do you mind just sitting -- you are knowledgeable about the community as well and there very well may be people who want to ask you about it. What usually occurs is as any private individual may want to do, they become their own general contractors, as it were, and then hire and get the best deal they possibly can to get the mechanical, the electrical, even the actual construction and everything else. There used to be construction companies in town, is there any reason for that, or is that just the way of doing things now?

MRS. EILEEN VAIL: I think it is a reflection of the economic situation. We used to have Joe Misiak who built houses and he was in the cement business. We have a couple of cement contractors...

CHAIRMAN (Mr. McCallum): I know, they are over in Smith now.

MRS. EILEEN VAIL: ...and they have been building foundations for houses and buildings and so on, but generally -- I am trying to think of the one chap's name -- Eric Kujat who builds houses, but the good old days appear to have gone by the board.

CHAIRMAN (Mr. McCallum): Could I just ask one other question of you, Eileen, and again it may be unfair but as I say I put it out because I know you are knowledgeable about the community. How do you feel or what do you discern the reaction to the territorial government's proposal to sell government housing? Has this been good, bad or indifferent? In other words, having government employees provide their own accommodation? If that is an unfair question to ask of you, say so, but in your circles you obviously report and everything else, and I appreciate that you are now talking as a private citizen, but being a long-term resident I would wonder if you have any comments to make.

MRS. EILEEN VAIL: What I perceive of Hay River is that over the past 15 years it has become less transient. We are finding that -- this may sound a little macabre -- but when we first moved to Hay River if there was a death in the family usually they shipped the body south. They do not now and we have second and third generation spending their time in Hay River. The sale of government housing I think has served to stabilize the community. We find teachers are buying their own home, making a commitment to the town. It is also a reflection of the poor job market in the south, I am sure, but the turnover of teaching staff at the school is minimal now. I think this is a good sign. I am also aware, and would certainly confirm Mr. Stewart's statement that there are severe housing problems. I am aware of two families who have been trying to get a home since last October in Hay River and one man finally succeeded in doing that and is moving his family up from BC just in time for school, and he has been trying to do this for several months. Another lady who happened to be talking to Mrs. Allan the other morning, has been doing the same thing, and I cannot give you her name or any of the details.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I have no choice but to ask you a question. I asked this question to Mr. Stewart and he mentioned that people who are appointed on the housing authority are appointed by the council. Is that the same Steve Brooks on the council as vice-chairman of the housing authority? Do you know if that is the same guy?

MRS. EILEEN VAIL: Yes, as far as I know there is only one Steve Brooks in town. I do not know what political hat he wears by the way, Eliza, but I would assume it is the same fellow. Show a little respect, take your hat off in the House.

MRS. LAWRENCE: Okay, thank you, I can give you my hat if you like.

MRS. EILEEN VAIL: It is all right, thank you. I have some News/North caps I would be happy to distribute.

CHAIRMAN (Mr. McCallum): Are there questions of Mrs. Vail? Mr. Ballantyne.

MR. BALLANTYNE: Again, I am not sure if you can answer this, but we have few opportunities to pose these questions here, but I wonder in your own experience, do you think there is a need for more public housing in Hay River? Is there a waiting list? Are there people in need who, because of lack of public housing, are unable to find accommodation?

MRS. EILEEN VAIL: I am more familiar with the single person's need than the married situation. From personal experience we had a young person living in the community who was on the waiting list and also a young girl who was working for me too, separate instances where they did need an apartment and had to wait. The alternative is a fairly high rent in the highrise and sometimes wages do not meet the demand for rent.

MR. BALLANTYNE: Can I have one last one, Mr. Chairman?

CHAIRMAN (Mr. McCallum): Certainly.

MR. BALLANTYNE: Along the same lines, in a lot of the other communities we visited senior citizens are having a lot of problems and we have been asked by many communities for some form of relief for senior citizens. Do you think in your community right now in the area of housing that there are senior citizens who either own their own home and are not able to afford proper repairs of their home or are living in public housing and too big a percentage of their old age pension is going toward rent? Do you have any knowledge in that area?

MRS. EILEEN VAIL: I have no knowledge of that at all other than I think that there is a need for more public housing for senior citizens. To any of the other senior citizens who own their own home, they are still working and really giving it so I think they are capable of looking after it.

MR. BALLANTYNE: Thank you very much.

CHAIRMAN (Mr. McCallum): Thank you very much, Eileen. I will wait until you sit down and put the other hat on for a moment. I would not want it totally indicated that we are being disrespectful or unfairly criticizing the local housing authority. I know the chairman of the housing authority contacted our co-ordinator, Ms Amund, and was quite willing to have Members of this committee tour around to take a look and I think that they, as we have heard in other places, were a bit reluctant to come here because their presence may very well have inhibited tenants from coming up and talking about housing under the authority. So I think to be fair, we are disappointed that they are not here for whatever reasons that they themselves feel are legitimate, and I respect their perception of their legitimacy. So I think it should be noted that we, as a group, who have been here on different occasions, did ourselves move around without the presence and assistance of the chairman of the board, Mr. Williams. They very well may have felt that it would inhibit them because we know that that has occurred.

We had that same kind of reaction in Fort Smith last night. Very few tenants of public housing came out because it was indicated then by one of the people in the audience that they felt they would have been inhibited by condemning the housing authority. So I think if fair to say that and I do not want to unjustly criticize the housing authority for not being here. I am sure we all would have liked to have them here because I think there were questions that we asked of Mr. Stewart and Mrs. Vail that more properly would be addressed to the housing authority themselves. I would have liked to see somebody from the housing authority, from the town, from the construction, from the chamber of commerce, because housing is a concern of the community and I felt that they would have been involved and I think we all would feel that way. I thank you again, Eileen, for coming. Is there anybody else that would like to speak. Go ahead, sir.

MR. MICHAEL ROB: I speak as a private citizen, Mr. Chairman. I just have two suggestions for the committee. There are two things that come to mind. One is that I feel the committee should familiarize itself with the efforts of a committee that is now working on trying to attain more units for our senior citizens in our town, and I think their updated report would be a good thing for the committee Members to read. The hospital, I believe, would be the people to get a copy of that report from, or town hall. The second item that I feel the committee should be aware of is that they should endeavour to find out the occupancy rates for the highrise here in town and the rents for units in that highrise to give you a good idea about the difficulties that people face when they move into this community. That is really all I have to say about these two suggestions.

CHAIRMAN (Mr. McCallum): Just before you leave then, Mr. Rob, this committee, the local committee that are investigating or looking at senior citizens' accommodation, has that been long in existence?

MR. MICHAEL ROB: Oh yes, very long.

CHAIRMAN (Mr. McCallum): Is there a chairperson?

MR. MICHAEL ROB: I think the most knowledgeable person on that would perhaps be the hospital administrator or the municipal council's liaison or contact person or committee member on that particular committee.

CHAIRMAN (Mr. McCallum): As I understand you just have a new turnover of hospital administrator?

MR. MICHAEL ROB: Oh yes, I guess that would present a problem, but nevertheless --

CHAIRMAN (Mr. McCallum): I recall the two previous ones. I do not know the present one but I knew the two previous ones. Okay, regardless, I thought if they had the concerns they would have been here to present them to us at the same time. I am not sure other Members knew of the existence of this committee, but it would have been an ideal opportunity to come forward with something too. Regardless, I thank you very much for that information. Just on the highrise units, it may be unfair of you as well to talk to you about it, but can you give me an idea what really would be an economic rent for a one bedroom or a two bedroom apartment? Any idea?

MR. MICHAEL ROB: I would rather not comment on that, but as a further point on that topic, one of the reasons I suggest that is because many people who come to Hay River -- me included, I came to this community two years ago and I was almost forced into paying what I thought was too high a price for a highrise apartment. Luckily I did find accommodation but other people who have come to this community have not been so lucky as to have choice. Many people do not have choice in this community and the highrise is their only option. It is discouraging if you come to this community and you want to live in reasonably priced housing.

CHAIRMAN (Mr. McCallum): There is not much then of a housing market for rental units, is that what you are saying?

MR. MICHAEL ROB: To give you an idea, I work at the newspaper and we carry a number of real estate ads for a number of house owners in this community and we are swamped by calls. The paper is out on the stands and in an hour we are receiving calls on houses that are listed in our real estate section.

CHAIRMAN (Mr. McCallum): Wanting to rent them?

MR. MICHAEL ROB: Yes.

CHAIRMAN (Mr. McCallum): But the price is too high?

MR. MICHAEL ROB: Well, I do not know what they discover. I just know that they are interested.

CHAIRMAN (Mr. McCallum): You could not indicate to us any idea what a three bedroom home, detached unit that might be for rent, would go for? Would it be \$400, \$500, \$600, \$800 a month?

MR. MICHAEL ROB: No, I am not knowledgeable on that to be specific about.

CHAIRMAN (Mr. McCallum): Well, I thank you very kindly, Mr. Rob, for those two suggestions. There may be questions from other Members. We would be very much interested in the work of this committee on the senior citizens aspect of housing. As a point of information I guess it would be good for us to know what the occupancy rate of that building is and the rental structure that is in effect there as well. Do any Members have any questions of Mr. Rob? Well, thank you very kindly, Mr. Rob, I appreciate you coming forward. Nice to have met you.

MR. AL VAIL: My name is Al Vail. I am in Mr. Gargan's riding so I am not a resident of the town. I just wanted to make a couple of observations for the committee. A thought occurred to me that to my knowledge the committee of which Michael was speaking is probably the committee that has to do with chronic care facilities. That is my understanding, so I just raise that as a possibility.

My concerns are twofold. One has to do with the number of units of Indian housing located in the west channel section of Vale Island. It would appear that they have been there as long as I have been here which is a considerable number of years with no visible improvements, no facilities for additions as families grow up and multiply as normal, and I am a little bit concerned about the standards that have been maintained over the years in this particular location. There has been some improvements, of course, on our reserve area because that is a Treaty Indian location carried within the town limits of Hay River, I thought it would be something that perhaps this committee might be interested in.

The other comment that I wanted to make has to do with the building known as the Blue Manor. It was closed down for whatever reasons and the occupants moved into the highrise for about a month or two and then they found alternate accommodation because it was just too high. I do not know all the ramifications of the closing down of the Blue Manor but it alleviated the housing need here very considerably at the time, and since its closing there has been a perennial and a very serious housing shortage. I would say probably the housing appeared always to be fairly substandard but then there are certainly some ways that this can be brought up to acceptable standards and would certainly provide an immediate means whereby to alleviate the problems of housing in Hay River. That is all I have to say, thank you.

CHAIRMAN (Mr. McCallum): Thank you very much, Al. I am not going to try to sound facetious but I thought you said blue mackerel and there was something fishy to it, but the Blue Manor, okay. Was the Blue Manor privately owned?

MR. AL VAIL: It was privately owned I understand but it was taken over by CMHC under default. That is what I understand. I do not know whether that is true or not, that is just a scuttlebutt. I am not sure whether Mr. Stewart might know. Anyway, as I said, it is a scuttlebutt. It was closed down some years back.

CHAIRMAN (Mr. McCallum): Yes, I recall when it was personally. Are there questions you would have of Mr. Vail? I take it, Mr. Vail, you are saying that in it all you are reiterating what has been said by previous people, that there is this need to provide more reasonable priced bachelor units, single parents etc.

MR. AL VALE: Certainly that. There is a need for more housing regardless of whether it is good, bad or indifferent. There is a very serious need, as great a need here if not more so than anywhere else in the territories because it is sort of a commercial centre, a hub of commercial activity. All the housing seems to go into Yellowknife because there is a better monetary base there but there is still a housing shortage even there. We feel it very much, and I personally, just through the different number of people that I know, know that it is a very serious problem.

CHAIRMAN (Mr. McCallum): The private business sector would not be able to provide new housing or it would be just too expensive, in your opinion?

MR. AL VAIL: No. I think there is no organized house building going on here simply because when the crash came here back in the late 1970s, we lost all our house builders and there have been no developers here willing to put money into the market for a number of years. There was no sales for privately built houses. Now I would suggest that there is a very good solid market if a developer could be found and is willing to locate and build units for private sale here. Certainly with the government program that would help that.

CHAIRMAN (Mr. McCallum): Are there any questions from the committee of Mr. Vale? Thank you very much, Al, I appreciate you coming forward.

MS LINDA MANDEVILLE: My name is Linda Mandeville. Just on the authority here in Hay River, we have had our application in for three years now. We have three children and we are living in a two bedroom apartment. They say that we can afford living there so our application has more or less been put down at the bottom of the list I guess. I think that there is definitely a need for more public housing in Hay River.

CHAIRMAN (Mr. McCallum): There is five in your family and you live in a two bedroom apartment and the answer you get from the local authority is that because you can afford the rent in the two bedroom apartment, you can stay there.

MS LINDA MANDEVILLE: I find it very difficult especially with three little children to stay in an apartment. We have looked at renting a house or other suitable accommodation but it is just too expensive.

CHAIRMAN (Mr. McCallum): Have you pursued the HAP program? That is the former SSHAG housing or HAP program, whereby you get a grant.

MS LINDA MANDEVILLE: Through the Housing Corporation?

CHAIRMAN (Mr. McCallum): Yes.

MS LINDA MANDEVILLE: Yes, we tried but they said we were making too much money so we would not be eligible for that program.

CHAIRMAN (Mr. McCallum): Questions? Mr. Ballantyne.

MR. BALLANTYNE: You wouldn't happen to know off hand what the size of the waiting list is for public housing here in town? Do they ever tell you that there is a waiting list and tell you how many people are on that waiting list?

MS LINDA MANDEVILLE: I have seen the waiting list and there is about 30 families on it and we are at the bottom.

CHAIRMAN (Mr. McCallum): Do you have any suggestions, Ms Mandeville, how things could be made more equitable? In your instance you obviously feel it is not equitable situation.

MS LINDA MANDEVILLE: I would suggest that they build more public housing. There is a great need for it here in Hay River. Either that or -- I don't know how they would go about it but maybe check into the people that are already in public housing because I know for a fact that there are a lot of families that are in low cost housing that do not really require it. There are single people living in low cost housing that do not have a need for a three bedroom house.

CHAIRMAN (Mr. McCallum): Would you prefer to own your own home?

MS LINDA MANDEVILLE: Sure but we just cannot afford it.

CHAIRMAN (Mr. McCallum): The rural and remote program must be available in Hay River.

MS LINDA MANDEVILLE: Yes, they did have three houses that were suppose to be going up but apparently at the last minute there were changes at the head office and now they are not going through. We did have our application in for that but like I said we are making too much money and they won't give us that and we are not making enough to rent privately.

CHAIRMAN (Mr. McCallum): I guess that is what I was talking about suggestions -- would you see a change to the ground rules by which you would become eligible for it? Would you see a change to the eligibility rules? They are saying you are not eligible for rural and remote because your gross income is too much.

MS LINDA MANDEVILLE: I am sure that if they would either bring your income to, lets say, make it less, I don't know how it works really.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to comment on your concerns, Linda. It has been brought to our attention in other communities that a lot of people would like to own their home but because of the policies set by the corporation where if you make over \$25,000, you are making too much money and if you are making under then you cannot afford it. Would you like to see changes in the policies in that area so that people like yourself could apply on grants.

MS LINDA MANDEVILLE: Yes. I would like to see something like that.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Linda, when the responsibility of the federal housing program was transferred to the territorial government it became the responsibility of the territorial government to provide housing. Now one of the problems that we have right now in the Northwest Territories is that if you are not living in low rental public houses it is really not the responsibility of the territorial or the Housing Corporation to fix up your own private houses. The other thing too is that for the people that are now living in public houses is that they have built up this credit rating or whatever you want to call it. So that in most cases, Fort Providence for instance, is that people that are now living in existing public houses or northern rental houses are the ones that would become eligible for home-ownership. A lot of times it leaves the private citizen out of it.

I know this summer, there are three HAP houses going up and all those people are good wage earners.

MS LINDA MANDEVILLE: Well, we are finding it difficult just getting into public housing so I guess that doesn't give us very much chance to even be able to purchase.

MR. GARGAN: Especially if they go on a point system too, it is bad for people just getting into that program.

MS LINDA MANDEVILLE: That is why I suggest maybe that someone should look into perhaps the people that are already in the houses and see if they are still eligible to be in low cost.

CHAIRMAN (Mr. McCallum): At the present time you have a difficult time getting an answer to that kind of question from your authority?

MS LINDA MANDEVILLE: Yes.

CHAIRMAN (Mr. McCallum): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. We will be meeting with the Housing Corporation district office tomorrow morning and maybe that is one of the questions we can ask.

MS LINDA MANDEVILLE: The corporation and the authority are two different offices.

MRS. LAWRENCE: I realize but they usually have an agreement made between the housing authority and the corporation, so the corporation still accounts for what they are doing. I would just like to say thank you for your concerns. Those are very good valid points that you have made to us.

MS LINDA MANDEVILLE: Is that meeting going to be open to the public or is it private?

MRS. LAWRENCE: Tonight is the public meeting and tomorrow it is just a private meeting.

CHAIRMAN (Mr. McCallum): Anything further? Thank you very much, Linda. Mr. Stewart, you wanted to say something further.

MR. DON STEWART: Thank you, Mr. Chairman. Just to try and clarify a few points for the board. One, with regard to the committee that has been in effect in Hay River for some time, that indeed is for chronic care and I do believe that some honourable Members when they were Ministers received very strong applications for the use of a building that as a sense been pulled out of use to use it for this purpose but we did have some difficulty with the Minister of the day and we were not able to convince him that it was a viable program.

Now with regard to the Blue Manor the problem there was that CMHC held mortgages on both properties, the highrise and the Blue Manor and both of them were not filled and the result was that they said that we could only maintain one and they chose the highrise as being by far the best building. Since then, private enterprise has on several occasions looked at the viability of re-opening the Blue Manor and due to the cheapness of construction the inadequacy of the heating system. Heating is probably the most costly and it is really cheaper to start all over again and build a new building than try to fix that one so it would meet present day standards and requirements. It would not qualify for any loans because of the insulation factors and the business with regard to fuel efficiency and all of these things. You could not afford to heat the place with the present price of oil.

There is one point that I missed and would really like to put toward your committee. The government I know by policy, is very anxious for home-ownership as being really the ultimate and the course of action that we would like to see adopted more widely in the Northwest Territories. And I think that every Member of the Legislative Assembly feels the same way but we find a situation in the Housing Corporation that is in effect right today where there is insufficient money to meet the needs of people over 65, pensionable age, for repairs to their own homes. Homes that they have built themselves and have maintained themselves, have provided electricity for themselves, who have provided their own heat and have become the age of 65 and they want \$5000 and they are told "No, I am sorry, we are out of money in this program".

There are 45 people on the waiting list in this area for repairs to their homes. Now surely one situation defeats the other. Why not throw up your hands and say "Look, lets everybody go in public housing and why should we own our own home". We do not get the assistance that we require. Now surely if we cannot look after our old people, people beyond 65 who have looked after themselves all these years, never asked the government for anything and then they want \$5000 to fix up their house for their old age and they are told "I am sorry, we are out of funds, we can't do it". There has got to be something wrong but that is the case and I would like the board to really look into that.

With regard to people in houses that shouldn't be there. There may be some reluctance on behalf people to mention names. I have a son that is living in one and he qualified when he moved in, they have raised the rents and they pay for their own oil and everything else. They pay the same as government people. I don't think that that is an appropriate approach but still as long as the Housing Corporation leaves it like that, people are going to stay there. So I think they have to do one of two things and say "That is the way it is going to be" or raise these rents to make it unfeasible to stay there.

I would hope that what I have said here is not a public issue, I don't pretend to want to make it one but these are the facts. There are a lot of people who have mentioned that probably with wages that should not be in these houses. But then we get to these arguments that our Eastern Arctic people and everybody use with regard to housing that you shouldn't combine the wages in a household, that it should be just the person that lives there. We are caught between the devil and the deep blue sea. You can't have two or three different sets of rules but I would bet that if this committee were to find out the dollar for dollar that is being paid for public housing in Hay River is higher by far than anywhere in the Northwest Territories, including Yellowknife and Fort Smith. That our housing authority has prided themselves with getting their rents paid with charging maximum for the facilities provided. And they have operated as a strict business situation.

Now as an MLA, I know that this is not true in other areas. I know that in most other areas you can get grants, you can get pretty near everything. But in this area, people of the same wage earning capacities are turned down because they are making too much money where in other places they are making twice as much as that and getting these grants. There definitely is a distinction and a line drawn and I am not sure whether it encompasses Fort Smith or not but it certainly encompasses Hay River and Pine Point. I know it is a real problem and people have a legitimate beef and they have a legitimate beef with regard to people living in these accommodations that could be somewhere else.

But I would like you to find out the dollar value being paid for the housing in Hay River as compared to anywhere else and you'll find it is by far the highest of anywhere else.

CHAIRMAN (Mr. McCallum): It kind of defeats the purpose of public housing.

MR. DON STEWART: Public housing really has been defeated for quite awhile because people who did not pay their rents whenever they left or they could be eased out, they were replaced with people that could and these people went up and got better salaries and everything and the housing authority was quite happy to leave them there because they were paying their rents.

CHAIRMAN (Mr. McCallum): It kind of takes away from the whole rationale of public housing though.

MR. DON STEWART: It does except that the public housing was supposed to be at the beginning to pay to your ability and to provide housing which actually this housing authority -- I am not condemning them for doing this, they are following the rules as they were originally laid out. But the rules have changed so drastically in other areas that the people that are living in public housing in Hay

River are actually being unfairly treated. Completely and absolutely because they have to pay their own oil, electricity and all these different things, they have to pay themselves. So I would imagine, I am not sure, that the average rent for public housing in Hay River is about \$250 to \$300 a month plus utilities. I don't have facts on those figures so they may not be right but I know it is far more than it is in most communities.

CHAIRMAN (Mr. McCallum): I just want to ask one question before the others. It is in regards to the business of senior citizens in privately owned homes and repairs. What would you suggest as something that could occur?

MR. DON STEWART: I would suggest that the number one priority if you want to push home-ownership. If these people can provide a need for the assistance that they need, they get looked after first. They are 65 years old and they do not have long to be on this old world and they should be looked after. If you are not going to look after your older people, how are you going to talk the young ones into going into home-ownership. They are going to tell you where you can put it, and I don't blame them. So money should be first thing. If we can't look after our old people, what can we do?

CHAIRMAN (Mr. McCallum): Do you know if the town participates and to what extent in tax rebate for senior citizens?

MR. DON STEWART: Yes, there is a tax rebate system in effect here the same as in most of the other settlements.

CHAIRMAN (Mr. McCallum): Do you know what the arrangement is here?

MR. DON STEWART: No.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I think in just about every community that we visited there was a big concern regarding senior citizens and I appreciate your comments on that. Also the comment that you made earlier, you really convinced me that we should divorce ourselves from politics because of the conflicts.

According to this Hay River Council, Steve Brooks is on the council as well as the housing authority, as well as the Housing Corporation board. If that is not a conflict, I don't know what is so I really agree with you that they should not play politics with housing because that is nothing to fool around with. Thank you.

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

MR. GARGAN: Thank you, Mr. Chairman. Mr. Stewart, I also agree with you with regard to this government pushing more toward home-ownership because I guess as far as the capital budget goes 82.2 per cent actually goes to public houses only and only 8.4 per cent actually goes toward home-ownership. I believe that there should be some kind of equalization. And for senior citizens it is only 4.4 per cent.

I have met with the Housing Corporation here a couple of weeks ago with regard to the senior citizens program of that \$5000 grant and one of the answers that they were looking at is maybe to designate moneys that are actually going toward public or home-ownership divert it toward the senior citizens so that there would be more moneys that way too. Thank you.

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

MR. BALLANTYNE: Just a bit of clarification to Mr. Gargan's last statement. I think it wasn't money diverted from home-ownership, it was the rehab program that they were looking at. I think it is agreed that there is probably not enough money in the home-ownership program right now to meet the needs especially of the Western Arctic.

I will get off to another subject since I have this opportunity. I assume from the statements made here tonight that there probably is a need for another apartment building in town. Would that be a fair assessment?

MR. DON STEWART: More accommodation. An apartment building with the same rental rates as the highrise is of no benefit to us because the highrise is not full. So it is a matter of economic seeking. Yes, reasonable or public accommodation in an apartment building. I am sure there is need for that but on the other hand we just had representation here that had a two bedroom apartment for a family of three is too small. So apartment living is really not the answer for a young married couple raising a family either.

Without a survey being done to see which was the proper way to spend money, I can't give you an answer. Whether it should be an apartment or more houses, I don't know. We need both but which is the one that we need the most.

MR. BALLANTYNE: What I was trying to do, Mr. Chairman, just for the record. I have some ideas of why apartments are not being built by the private market in Yellowknife but just for the record, why do you think that the private market is not moving into this area? What are the barriers for private enterprise to put up an apartment building here in town?

MR. DON STEWART: For the record, instability of the future of the town of Hay River. Complete lack of support basically by the territorial government on putting into this town one large government department that we know is going to stay here to stabilize the future. We have been promised several things over the years and none of them really have ever really happened. But until you have a stabilized economy, people are not going to invest money into apartment or houses or anything else because we have seen too many Goldfields, we have seen too many Uranium Cities. We have seen too many of these places and Hay River until such a time as it has an assured base and the only thing we have got at the present time is a government department or the Housing Corporation itself to come here and set here and then we have a base to build around.

NTCL, is it going to be like the will-of-the-wisp? Is it going to leave here? History would indicate, yes, NTCL in the not too distant future will probably leave Hay River. The almighty dollar, the economics of transportation are the things that are going to decide that. It left Smith. Fort Smith thought at one time it was impossible, NTCL would never leave there. I have heard the oldtimers in Smith -- when we were trying to coax and get NTCL to move over here, they said "No way, they've got Bellrock, they've got all this heavy investment in Fort Smith, they'll never move". How long did it take them once they decided to? And what was the effect on Smith at that time? It was devastating. We are facing the same thing today and we don't have any stability. We need a large government department or a crown corporation with headquarters here. The Housing Corporation would be a good one.

That is the answer to your question why private enterprise will not put any money in.

MR. BALLANTYNE: I feel as though I gave you a great opening making a statement like that.

MR. DON STEWART: I was going to make you sweat if I got one, you would know that.

--Laughter

MR. BALLANTYNE: I might say that in Yellowknife which I think does have a fairly stable economy base has a demonstrated need for an apartment building and private enterprise is still not coming into Yellowknife so I don't think that will solve all your problems. As a comment I think there is a problem with interest rates. As I understand it, to build an apartment in Yellowknife you would have charge with interest rates today, about \$900 to \$1000 a month just to break even. Which puts it really out of the market and no one is interested in doing that.

The second problem in Yellowknife is that I suppose that the private entrepreneur can make about double the money in office space as he can on return on your dollar with apartments.

MR. DON STEWART: I don't disagree that the interest rates and everything have a direct effect on housing not only in the Territories but in all of Canada. I don't think there is any doubt about that. And the United States, if you want to go further. Housing is a universal problem but we are far worse off here because of the lack of security of the base.

CHAIRMAN (Mr. McCallum): Anything further from the members? Thank you very much, Mr. Stewart. Anybody else have a presentation?

well, we are not in an auction sale so I will simply say that on behalf of the committee I appreciate those of you coming out. We would have liked to have had more but you can't control those particular concerns.

MR. MATT VILLEBRUN: My name is Matt Villebrun and I am from Pine Point. I am sorry to say that I didn't know anything about this until I read it in the paper so I brought the clipping with me and made arrangements to come down here.

We have a little problem with government houses in Pine Point and that is the main issue here, for me anyways. I don't know whether to speak for myself or the people.

CHAIRMAN (Mr. McCallum): You just do as you want.

MR. MATT VILLEBRUN: In 1969 they built 20 houses in Pine Point with the intention for the natives. To help the native people so they could work in Pine Point. The following year there was suppose to be 20 more houses built but that has never happened. I left Pine Point in 1974 and went back in 1980 and I've got another five years there. Now there is a training program and there is an agreement between NWT Housing Corporation and Pine Point housing authority and Cominco. That agreement is about an apprenticeship program and that an apprentice has first preference to government housing. I guess what it boils down to is Cominco wanted an apprenticeship program and told the government you supply houses and we will start a program. I have no objections against apprenticeship and stuff like that but what I don't like very much is out of 20 units it is a 50-50 split. That means 10 apprentices or 10 natives living in those houses.

The Housing Act calls for -- you have to be employed for Cominco in order to qualify for a house. You have to be either a single parent or married with a family. You'll have to excuse me because I have never spoken in public before.

The main issue is what I would like to see in Pine Point and I don't know if it is possible but I understand you have to go through the territorial and federal government for this. That is to change the Housing Act. The Housing Act has been changed in 1975 or been revoked from 1971. The preference here was that natives had first choice. Under this new act, trainees have first choice. The people who have been a resident of the Northwest Territories for three years have second choice and people who are born and raised in the North are the last choice.

Most of the apprentices there and I don't know if there are any natives but I think there might be a couple, but I read in a Cominco report that they had 50 graduates last year. The other thing is that it is people from down south that get the apprenticeships. My opinion is that the apprenticeship program is being abused. People are taking an apprenticeship course just to get a house.

Pine Point now has more natives working than ever. It is somewhere around 10 or 12 per cent and it should be 15 per cent. There should be 25. So there are a lot of these people that are living in single units. Myself I had no doubt of a house a year ago but someone else got that place and I stay in a single unit. I even applied for a house here three weeks ago and I know there are three applicants for it, I am one of them. I won't be turning it down because I'll be moving my children over here. I don't know if you people are familiar with the November 1981 Housing Assembly but I have three resolutions that I would like read and I think it would be of some interest to this committee.

CHAIRMAN (Mr. McCallum): Excuse me Matt but is that the Metis/Dene assembly?

MR. MATT VILLEBRUN: Yes. No. That was in 1981. That was the big housing assembly held in November 17 or 19. Yes, there was a Dene/Metis housing assembly held in Yellowknife.

I'll just read the motion that I made myself from Pine Point and it states here that: "In Pine Point, land should be set aside for about 10 to 30 units for the native people and that funding for rental and home-ownership programs also be made". That was carried.

The other one is: This motion was moved by Janet Wilson of Fort Smith, seconded by Margaret Shott of Fort Smith. "That all housing authorities or association board of directors may be made up of one band member, one Metis associated member, one town council member, one tenant member and that all these positions be reserved for these people, all other seats be filled by people from the communities". That was another motion that was carried.

Motion 14, moved by Janet Wilson of Fort Smith and seconded by Margaret Shott of Fort Smith: "That the board of directors members on NWT Housing Corporation and board and local housing authority board should have a maximum period of time that they sit on a board, a two or three year period might be considered". That again, was carried.

The reason behind that motion is that some people have been on the board or the chairman -- I think in Fort Smith it was Mr. Ferguson ever since the Housing Corporation started. It is nothing against the chairman himself but there are some people that have been in there for 10 years and they are still on the board. At that time anyways.

Motion 13 in all fairness -- take Pine Point for example, there is only one board member who is a native or who is a tenant. I was on the board of directors at one time but I gave it up because it was interfering with my work. And it is all -- Pine Point personnel are under. The chairman himself is a Pine Point employee and just about everyone. There is not one person from town council. In all fairness, those house would be issued fairly. Am I being out of point here by bringing in Pine Point?

CHAIRMAN (Mr. McCallum): Not at all. We have not had any request to go to Pine Point.

MR. MATT VILLEBRUN: Like I mentioned I only read about it in the paper.

CHAIRMAN (Mr. McCallum): We have made representation to every community in the Northwest Territories and/or organizations that we would be willing to speak with them. But we didn't have anything from Pine Point. You are not out of order at all, Matt, to come here and speak to it.

MR. MATT VILLEBRUN: I want to point out that I took a night off today to come here. This is my last night shift and I asked for a days leave because I am interested.

Another thing is the repairs on the houses in Pine Point is very slow. I have a name here but I don't know if I should mention his name but anyway this guy had a picture window that was cracked and tilted and he asked for it to be repaired or replaced three or four years ago and it still has not been done.

I guess what I am really trying to say is that I would really like to see another 20 units built in Pine Point. I would also like to say that Pine Point has the cheapest rent in all of Canada because we pay a \$100 a month for houses there but it is subsidized through Local 804, the union. Government houses are not subsidized by the union. I don't really know how the fuel system works but I understand it is like all the other corporations but I know Cominco pays the housing authority \$66 per month for each government unit.

Rather than see too many employees on the apprenticeship program -- like I said I have no objections to them having a house but the percentage should be smaller. For instance out of 20 units, I figure five units for them, 25 per cent for the apprentices and 75 per cent for the people. Since there are a lot of oldtimers in Pine Point now, over half the town qualifies for a government house under the Housing Act. If you have been there for three years you qualify, it doesn't matter what your race is or whatever you are.

I talked to some people about home-ownership and I am not really interested. Today I know it is better to rent a place than own a place. I was under the remote program in Fort Smith. I bought a house through the rural and remote and I sold it back to the government. That rural and remote program is a 25 year program. My mortgage payments were based on my employment at the time which was \$1200 a month which came to \$205 and it would never increase more than that. As a matter of fact I got a better job after that and it would decrease as my payments went down. But I figured out \$205 for 25 years is something like \$199,000. I paid \$18,000 for the house, plus \$1000 lawyers fees. I found out that the mortgage is not in your name until seven years has gone by and only then it slowly brings your payment down. But \$199,000 is 10 times the amount. The percentage was alright, only nine per cent but over 25 years. I sold my house back to the government and I made \$2400 on it and my mortgage was paid off.

Will this committee be making recommendations to the Housing Corporation when you meet with them tomorrow?

CHAIRMAN (Mr. McCallum): No. We are meeting with the local district office tomorrow to get an idea of what their programs are and to ask them questions. We will not be recommending to the corporation at all. We report to the Legislative Assembly who then either will accept recommendations that we make and then direct the government to do something who in turn because the corporation is a division of the government will tell them to change things.

MR. MATT VILLEBRUN: I would like to see the Housing Act changed in all fairness to the people.

CHAIRMAN (Mr. McCallum): When you say the Housing Act, Matt, you are talking about the territorial...

MR. MATT VILLEBRUN: No. The Pine Point Housing Authority Act.

CHAIRMAN (Mr. McCallum): That agreement with Pine Point?

MR. MATT VILLEBRUN: I understand the hous'ng in Pine Point reports to the corporation here. This is the main office here.

CHAIRMAN (Mr. McCallum): The Pine Point local authority deals with the district office here.

MR. MATT VILLEBRUN: And in turn this office deals with the office in Yellowknife.

CHAIRMAN (Mr. McCallum): That is right.

MR. MATT VILLEBRUN: So when you talk to this office they tell you to go to Yellowknife and Yellowknife tells you to report back to Hay River.

CHAIRMAN (Mr. McCallum): Which is about par for government, I guess. I shouldn't say that, god will get me or somebody will.

---Laughter

MR. MATT VILLEBRUN: As far as rent for low cost housing I understand that in Hay River they are paying high rent and they are paying fuel and their own lights and that, I don't know how Fort Smith is running it yet. But it wasn't supposed to matter how much money you made as long as you lived three years in that community you qualified for low cost housing. But there is a clause in there and low cost housing was based on 25 per cent of what you earned. So, if somebody earned \$1000, he pays about \$100 a month and if someone is earning \$3500 a month, they are paying somewhere around \$800 or \$900 a month. That is why a lot of people think that is not fair -- the people that are paying high costs or they don't qualify.

I have never seen the housing authority yet refuse a person because they did not qualify. They paid their money, they got their rent. Based on the qualifications, if you qualified as a resident. To vote in a community, you have to be a resident for three months and for territorial wide vote is one year. That is my main concerns.

CHAIRMAN (Mr. McCallum): Thank you. Are there questions? Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to say, Matthew, you did very well with your presentation with the limited time you had. All the concerns that were brought to our attention will be considered at our interim report at the Legislative Assembly in November. So we are not here working for the Housing Corporation or the government. We are all elected bodies travelling and the only reason we did not go to Pine Point is that nobody invited us to come down and I am sure that a lot of people do not know that such a committee exists. Maybe now that you have made this presentation, who know, we might get an invitation to go down there. Did you ever mention your concerns regarding the Housing Act in Pine Point to your MLA?

MR. MATT VILLEBRUN: No, I have not. I thought about it only after I became involved with the Metis: I have not had a chance to see him yet.

MRS. LAWRENCE: Maybe it would be a good idea if you do bring it up so that when we do make recommendations, we will have his support as well. Thank you for your input.

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

MR. GARGAN: Thank you, Mr. Chairman. Matt, with regard to the residency -- the unfair way that houses are designated in Pine Point. What would you consider a fair way?

MR. MATT VILLEBRUN: A fair way would be since there is a big percentage of Cominco employees, people like myself are natives and are sticking to their jobs. I have 10 years with this outfit now, and if I had not quit between 1974 and 1980, I would have 15 years now. But I think a fair way would be 25 per cent, don't take all the houses away because the intention of the housing to start with was to keep native people working at Cominco. I wish Isidore McDonald, was here because he was involved in all that.

CHAIRMAN (Mr. McCallum): Yes, he was.

MR. MATT VILLEBRUN: In order to keep the native people working at Pine Point was to come up with some kind of housing and they came up with 20 units. I understood it was to be 40 units but they never did build those other 20 units the second year.

Also the board of directors should be split among the people, the council, a native person, a tenant, there is no objection with the chairman because he is from Pine Point and he is probably qualified for it.

MR. GARGAN: Thank you. My other question is with regard to the unfair rent scale, that 25 per cent. What would you consider to be maybe a fair rent to be paying.

MR. MATT VILLEBRUN: Do you mean for all people?

MR. GARGAN: Well, right now it is 25 per cent for all people regardless of your wage.

MR. MATT VILLEBRUN: It is supposed to be based on low cost housing, it actually was suppose to be low cost housing and if you were making lots of money, you should not be getting a house. But then the Housing Act says that as long as you are a resident of that community you qualify for a house. I think all housing authorities have that same act. So, some people pay \$90 a month and some people pay \$700 a month. And yet on the other hand when you are paying \$700 a month and you are unemployed for six months, your rent will drop down to \$79 or \$58. That has happen in Fort Smith. A fair shake I think would be across the board rent. Everybody pay the same.

MR. GARGAN: In the Northwest Territories they do have what they call Commissioner's land and land reserved for Indians that is used for building houses and that. In Providence as well as here in Hay River, not the reserve, houses have been built on them. I guess regardless whether you are Indian or not, you still get into these houses on land that is reserved for Indians. I don't know whether it is fair or not. For instance, Disneyland here, that whole row of houses is built on land reserved for Indians and I am sure that about 80 per cent are not Indians living in that area.

MR. MATT VILLEBRUN: I thought it was all low cost housing?

MR. GARGAN: They are low cost housing but it is built on land reserved for Indians.

CHAIRMAN (Mr. McCallum): I only have one question, Matt. It has been indicated to us that the housing authority should be an elected board. How do you feel about that?

MR. MATT VILLEBRUN: I think it should be an elected board.

CHAIRMAN (Mr. McCallum): You think it should be as well and let the various organizations select or elect their own persons.

MR. MATT VILLEBRUN: Yes, or the people in the town. The way the board of directors is chosen -- Don Stewart said the town council has something to do with it. I don't think the town council and the housing authority -- they are two different organizations. Council looks after the town and the housing authority looks after the units that they were given out to rent and pay bills and that.

The way I got on the board was, I was a tenant at the time, and I got a letter saying that there was an opening on the board of directors and was I interested. In the meantime they wrote to every one of them and I was the only one that said I would try and within a month or two I got a letter

from the Commissioner of the Northwest Territories appointing me for a two year term on the board of directors for the Pine Point Housing Authority.

CHAIRMAN (Mr. McCallum): Where there are associations, they are made up of tenants and they select their own tenants. An authority because it is a tripartite, and Pine Point is a classic example, territorial government, municipal government and Cominco. That is why it is an authority.

Are there any further questions of Mr. Villebrun? Mr. Villebrun, I want to thank you very much for coming out here and I would hope as Mrs. Lawrence has indicated that you would be able to get some kind of feel from other people in the community about a concern of housing in Pine Point and then we could get some submissions from Pine Point.

MR. MATT VILLEBRUN: The problem in Pine Point is the same as here in Hay River, nobody will show up. People are afraid to speak up. I do not know if I will be praised or cursed at when I get home but they can't hurt me for what I have said.

CHAIRMAN (Mr. McCallum): Thank you very much, Matt. I appreciate you coming out. Again, I thank you for all coming out. We will just call it to a quit and hope that we get something else in the town some other time. Thanks very much.

---ADJOURNMENT

MEETING WITH HAY RIVER DISTRICT OFFICE

CHAIRMAN (Mr. McCallum): What we have done basically, Tom, is when we have talked to different people from the district office is get an idea from them and, now you and your colleagues, on how you see the programs going. I'll grant you that it may at sometimes put you in a difficult situation but that goes with the heat in the kitchen. In the other two places both gentlemen were very frank with us as regards to the programs, the delivery, the allocation, the trials and tribulations and the difficulty.

We are not here on a wood chunk with you of any kind. I think we all recognize that there are difficulties that you experience. You have a large district. We just want to get some idea from you about what you are doing and we have generally had some questions back and forth to you as well, if you don't mind that. I am not going to keep you here very long, only as long as you feel it is necessary to keep on going.

So, if I could just ask you to give us an idea what you have doing, the role you see you and your office playing. Maybe you could again go over, although I know and I am sure that Sam will know the area involved as well as Eliza, you go from Providence to Res.

MR. TOM BEAULIEU: Regularly to Smith. We have the programs split up between -- Allan Reid is our technical officer and he along with Carl Simms who is another person that works in our office do all the technical end, all the maintenance and everything. All the projects of the housing associations are with Carl and Allan. So if you guys have any questions or anything that we have to present on the technical end, Allan Reid will do it.

Dave Morgan and I are doing program officer work where we have split up the programs. What I can do is talk on the programs that I have been involved in, and as far as housing associations and the mortgage program goes, if you have any questions related to that then you can ask Dave.

CHAIRMAN (Mr. McCallum): That is fine.

MR. TOM BEAULIEU: First of all as far as we are concerned -- I know we have heard all kinds of things in the media about how bad the corporation is and things like that, so I would like to present some things to you guys that I think we have done and I can only speak for our district, of course, and only over the last four years since the HAP program or the SSHAG program has expanded. What we have done over the last four years in the district basically on the programs that I have been involved in and what we hope to do in the next few years.

I'll start with the Northern Territorial Rental Purchase Program. This is a program under which the tenants of these units are allowed to buy their units following the program under rental credits and all that stuff that is involved in a program. We have sold 14 units in this district and they are not all complete and it is hard to say what is going to happen with them over the next few years. We have had some problems with the land, therefore the program has come along very slow because there is nine different types of land that those units sit on. Two generally, federal and Commissioner's. But under each one there is a total of nine different types. So there could be nine different ways to get access to all these lots that our northern rentals sit on. This makes it kind of difficult to sell sometimes. But the program is going as fast as it can really, there is just not that many applicants. For example, Fort Smith is a big home-ownership community and we only have two of these units left. We sold all the ones in Fort Smith except for two.

Like I said it is hard to say what is going to happen to this program in the future. Under the senior citizens home repair program which was given to us over the last two years and during those two years we had a budget of \$30,000 per year at \$5000 per unit which is only six units per year. We had a total of 64 applicants under this program. So it is very well advertised and poorly funded. So, of course, we have a tremendous pile of applicants and we are only able to do 12.

This year, the head office has told us that the budget between HAP and the senior citizens home repair program will be combined and we will be using our own discretion on how to allocate the moneys between the two programs. So what we decided to do in order to catch up, was to do 24 senior citizens home repairs programs in 1985.

CHAIRMAN (Mr. McCallum): Could I just stop you there for a moment, Tom. You are going to do 24 and you said you had 64 applicants. That is out of the district?

MR. TOM BEAULIEU: Right.

CHAIRMAN (Mr. McCallum): And you have done 12 out of those 64. Do you have any idea what that represents in terms of the total number -- do you have any idea what percentage that is of the total number of senior citizens in the area?

MR. TOM BEAULIEU: Sure I have idea that it could be as high as 75 per cent of senior citizens homes in our district.

CHAIRMAN (Mr. McCallum): That is 64 represents 75 per cent?

MR. TOM BEAULIEU: That is an estimate, it could be off anywhere from 20 to 30 per cent but that is my estimate and we will not know that until we finish our need studies.

So, we now have 52 applications left on file. In 1985 we hope to do 24 units and in 1986 we hope to do 30 more. We planned on doing 24 and we are going to do 24 in 1985. Hopefully, in 1987 we will do what is there and perhaps clear up the program unless we get a bunch more applications. The only way that I can tell what the percentage is, is by the amount of applications that came in all of a sudden and then it slowed down where they are coming in about once a month now. I guess under the senior citizens program we are looking at 1987 to hopefully catch up to all the applications.

CHAIRMAN (Mr. McCallum): How do you find the \$5000 maximum does in terms of satisfying the requests of the individual?

MR. TOM BEAULIEU: I think there are basically two different types of requirements that we have run into. The guys in the real small communities can pretty well get their house renovated for \$5000. And people in the larger places like Fort Smith, Simpson, Hay River they can do quite a bit with it but it depends on the size of the unit and things like that. I hope that they would be satisfied with it if we do \$5000 worth on the unit.

CHAIRMAN (Mr. McCallum): Do you see a need to increase that?

MR. ALLAN REID: I am Allan Reid, technical officer. I have done some of the inspections for these SCRAP houses and I have found that in some of the cases the \$5000 is more than enough and in other cases the \$5000 doesn't even scratch the surface.

Now in one instance in Nahanni Butte, we piggy backed this SCRAP with the RAP program which is a CMHC program and it worked just fine. And if we can do those type of things, I think this \$5000 is okay. But in a lot of instances this \$5000 is not enough.

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

MR. TOM BEAULIEU: I guess that is about all that I can outline on the senior citizens home repair program. I guess the next thing would be the HAP and SSHAG or the home-ownership assistance program and the SSHAG program. Since 1980 we have expanded into the communities like Fort Smith, Fort Resolution and that was before we were in the remote communities so I just have gone back as far as 1980.

We have given out 74 forgivable loans from 1980 to 1984 and of that 57 of these units are now occupied or 80 per cent of them. Two of these units have burned and the rest of them are at some stage of completion. I would say that of the 15 units that remain about 10 of them are closed in and the other ones are not quite at that stage yet. We hope to deliver approximately 100 more HAP units in our district over the next five years.

MR. BALLANTYNE: Excuse me, Mr. Chairman. Do we just wait until the end or do we do program by program as questioned?

CHAIRMAN (Mr. McCallum): I think it would be best if we do it program by program. Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. When you mentioned the HAP program you also mentioned CMHC?

MR. TOM BEAULIEU: No, I didn't.

MRS. LAWRENCE: Okay, it is just that RAP program then, CMHC doesn't come in the picture just yet?

MR. TOM BEAULIEU: No, not involved with the HAP or SSHAG program.

CHAIRMAN (Mr. McCallum): Mr. Ballantyne.

MR. BALLANTYNE: You said you sold 14. Out of how many do you have left in your northern rental stock?

MR. TOM BEAULIEU: Approximately 100, I would imagine.

MR. BALLANTYNE: With that one, one of the problems we have heard in communities is because of the poor condition of some of the northern rentals the people are not prepared to buy it because their O and M cost would be so high. Is that a valid concern, would you say?

MR. TOM BEAULIEU: As far as the condition of the units go -- we have a maintenance budget and what we have done here is try to monitor...

Maybe Allan should speak on this. I'll just turn it over to Allan as far as what maintenance materials we have plus I find a lot of the cases the condition the units are in could be tenant damaged. With the amount of money we got -- when I turn it over to Allan, is what we had to try and keep up the units.

MR. DAVE MORGAN: I would like to mention something else too. A lot of our northern rentals are of course are under a different program called EARP which is program for a major fix up for these units. We got about 20 in the last two years. We are talking \$7600 per unit to fix it up.

One of the other problems in this program is that people cannot have arrears to buy these units. So that may be another big problem why a lot of them are not sold. People living in those units cannot have rental arrears to buy these units.

CHAIRMAN (Mr. McCallum): What is the upset price as far as arrears is concerned, before you can? How far back do you have to go with arrears?

MR. DAVE MORGAN: Right back to when they starting renting.

CHAIRMAN (Mr. McCallum): If I am in arrears a month or two months, am I eligible to purchase?

MR. DAVE MORGAN: No. You have to be up to date.

MR. ALLAN REID: Could I speak on that too? I think the tenants concern is justified the houses are really not worth purchasing in some instances. But that opens up a whole new can of worms as to why they are no good and I have some statistics here that I got from our office as well as I have compared them with GNWT staff housing. I was over and talking to the area service officer, the maintenance supervisor and I got some figures from him. For instance we have a total of 316 buildings which includes 310 houses, there are senior citizens homes, triplexes and those type of things. So, 316 buildings, they have 114. We have 10 staff actual people out on the field looking after those houses, they have 30. Another instance, we have an average salary of about \$22,700, their average salary is up around the \$30,000 and \$32,000.

We have a capital budget which includes EARP and EOM of \$353,000. They have a budget of \$300,000 for many less buildings. This is not the only reason for our poor performance in maintenance area. They have a carpenter, an electrician, a plumber. We have maintenance men that have had 10 to 12 weeks training so they can't do the job that these qualified personnel can do so that is one of the reasons why the houses are not in a condition where the people want to buy them.

There are other reasons as well and I don't know if I need to go into that. That is social problems. We have tenants that are more inclined to be harder on the buildings and people that are working and have steady jobs, things like that. That is a whole new area as well, so there are reasons for this poor maintenance.

MR. BALLANTYNE: Just to clarify that. When you are talking about comparing the Housing Corporation or the authorities and association's maintenance staff as opposed to DPW's maintenance staff for staff housing. You didn't say that, just so it is clarified for the record. We have heard that in all the communities and the fact is DPW is very well off compared to the corporation or their agents in all communities. That is a valid point.

MR. ALLAN REID: Yes, that is correct.

MRS. LAWRENCE: The concern was brought to our attention -- like some people request different funding to repair their home, arrears and all that. Some people think that it is just handout. They think it is more of a handout to give that \$450 a month subsidy to you people. You guys are the ones that are on the handout more so than the tenants.

I am getting at a point, okay? If you should stay, all of you, 10 years in the corporation it would cost the corporation \$162,000 for housing subsidy. If you give \$35,000 grant to individuals once in a lifetime, it doesn't even cover the subsidy that you are going to be getting in 10 years. And any time the community requests something, you people cannot do it because there are no funds available and yet there are funds for this sort of thing. I am just trying to make a point because this is what was brought to our attention.

The people in the northern rentals would be far better off if the arrears are forgiven and given that low rental at a minimum price with a little bit of money on top of that so that they can maintain it and get it off your hands and let them go because they use to own their own homes at one time. They can go back to doing that again. Because for a few reasons the program was implemented very poorly when it first started because of the turnover of the people, different governments got involved, the program was transferred to territorial for various reasons.

If we gave these northern rentals -- at one time it was with the intention of purchasing it at two dollars a month -- you remember that little deal that they made that over a period of time they can own it. That has never happened because the policies have changed, the program has been transferred, there is a big turnover of people in departments in both governments. It has caused so much hardship today, in fact there is a constant internal fighting in many communities that we have went to so far. I thought it was just in my area and when I saw it in other communities, I felt a little better about the whole thing because now we can make some changes.

What are your feelings on what I said about getting rid of these northern rentals for the people that wish to purchase. I don't think everybody wants to purchase because somebody mentioned that because they are in such poor shape but for the people that would like to outright purchase and maintain it but they are unable to do it because they have arrears.

MR. TOM BEAULIEU: First of all you are referring to the \$450 that we receive. Were you talking about us three guys here?

MRS. LAWRENCE: Yes, not just the three of you but other too. Other people in housing association, Housing Corporation itself, the headquarter staff. And yet we are looking at these little \$16,000 or whatever arrears and yet we are dealing with a lot of figures for headquarters and the corporation itself. What I am suggesting is that even if we do forgive those arrears, get rid of the northern rentals once and for all and let them go on their own. I just wanted to know. I am not just aiming at the three of you.

MR. TOM BEAULIEU: I was going to say that we live in houses too and operate our own units and that is necessary I think from the government. All government employees get it and unless the policy changes I don't see how you can compare that with what is happening with the Northern Territorial Rental Purchase Program.

As far as giving the units away -- at one time in Frobisher Bay we were selling these units for one dollar and the same tenants were turning around and getting \$3000 for the first home initiative program. That was happening all over Frobisher Bay at one time. We set a minimum of \$1000 on it and as far as your original agreement goes where you are referring to two dollars a month rent. It states right in that agreement that one-third of the rent total paid on the unit will go to the purchase of the unit. It never said that they were going to buy it eventually. I got that agreement from your brother as a matter of fact. He said that one-third of that -- it says right in the agreement and it was signed. There is nowhere in the agreement does it say that they had to give away their units or get rid of their units. So, I don't know if that deal was made verbally between whoever was representing the government at that time and the people or what the case was.

As far as arrears go. The arrears are accumulated over a long period of time and we have records of those arrears. Things are documented where -- the arrears are there, the person lived in there and we supplied him with accommodation, heat and power during all that time that he lived in there. And what you are saying to us is lets forgive this guy while some other person who has been paying rent for the last 14 years is now at the same level as the person who sat back and paid nothing for the past 10 years. So what you are saying as far as I am concerned is that you are going to make the person who has been paying all these years say "No use paying, may as well sit back and 10 years from now they are going to give me my house". Do you want to set that kind of precedent?

MRS. LAWRENCE: Maybe so if it comes to that. Okay, for whoever has been paying rent regularly up to date, if they so wish to purchase, let them purchase it or give it to them. There was so much misunderstanding, things had not been explained to the people when this was taking place. At one time if a southern came up and said something, right now we threw ourselves at them and followed them along. That is no longer the case now. We question and because of our questioning we become a threat to some departments but I don't care about that. The point that I am trying to make is that because there was so much misunderstanding that went on, even with CMHC. Right now today it is happening as well. We had a lot of complaints on that.

I would like to see how much rent has gone into some of these units, individual northern rentals, for someone that has paid up to date and for someone that did not pay up to date and how much they are worth today. I am speaking more for my area now but as well as for the other communities that we have visited and has shown this kind of concern. It would be nice to have something like that.

MR. TOM BEAULIEU: We can go across our district and dig up rental records for our 376 units but the way we prefer to do it -- we can do it for the 100 northern rentals units. But what we have done is that when a person has shown interest we have let them know how they stand. Rent wise, and explain the program to them. I think the people that got into the program, at least in our district, have been completely, in my opinion, satisfied with the way the results were. Because people were able to buy units where the market value on the lot was \$10,000 and they were able to buy units in Hay River for a total of \$4000 and that included the land, unit and everything. I can't see why we should take the drastic step of all of sudden starting to give these units away for nothing, forgiving arrears and giving them money on top.

MRS. LAWRENCE: Maybe I can say that because of our touring and the complaints that we have heard. We did not hear any complaints from -- well, I shouldn't say any, we did hear from Hay River, there was only one that showed up last night out of all of Hay River and I do not know what the reason was behind this. But the one that did show up had a very good complaint.

CHAIRMAN (Mr. McCallum): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Do you at this time have discretion over allocations of budget? You mentioned that some of the money that is going into HAP right now might be diverted into senior citizens. Do you have that discretion or is that just being implemented?

MR. TOM BEAULIEU: You are talking about the difference between the HAP and the senior citizens repair program or the HAP program when we are actually delivering the program?

MR. GARGAN: Maybe taking one house unit away and diverting it so maybe six or seven senior citizens could actually get their house repaired. Do you have that discretion?

MR. TOM BEAULIEU: Yes, we have that discretion starting in 1985. We did not have it this year. We got a budget of \$30,000 for 1984 and this year we had \$30,000 to repair six senior citizens homes. Next year we will have an open budget like that.

MR. GARGAN: The other one is with regard to -- you do give directions to the associations, right?

MR. TOM BEAULIEU: Right.

MR. GARGAN: One thing I found out yesterday with regard to some of the units here is that some of the people that are actually living in those units don't qualify or else maybe the units are too big for single parents and that sort of thing. I don't know if that is true or not but that was what we were hearing yesterday and that maybe there are families in need and they are being denied because they have been living in those houses before then. I was just wondering about that.

MR. DAVE MORGAN: In the allocating of units, the Housing Corporation does not do the allocating of units. The housing authority or association themselves do that in a town or village. They have certain guidelines that they must follow but they do the actual allocating, we do not do it.

MR. GARGAN: If a house is underutilized, do you have that discretion to say "Look, maybe he needs alternative accommodation".

MR. DAVE MORGAN: Our district manager has the discretion overruling any board of directors of any housing associations or authorities when it comes to allocating units. If the complaint comes in in writing from people saying this type of thing then our district manager can yes go into that community and look at that. We can't.

MR. GARGAN: Okay. My other question is with regard to the RAP program that was done last year in Kakisa.

MR. DAVE MORGAN: That is a CMHC program, we have nothing to do with that.

MR. GARGAN: People in Kakisa, Fort Providence as well as in Fort Rae where this program was implemented have been threatened with wage garnishee and taking them to court and all that. I really do not know where in the hell to start and try to solve that. I know that we have pensioners -- I believe you know Mrs. Simba and she has got a letter and those are the kinds of things that are happening right now by collecting agencies in Edmonton, I believe.

MR. DAVE MORGAN: I am not sure of how CMHC is delivering the programs. The RAP program does have a forgivable portion to it. I think right now it is about \$800 but there is a portion that has to be paid back and I would think that the people delivering the program would explain that to the people getting these grants that there is this portion that you have to pay back.

MR. GARGAN: \$5000 something was what...

MR. DAVE MORGAN: I think it is gone up to about \$800 that is forgivable now. All depending on the person's income again.

MR. GARGAN: So really it is not within your jurisdiction at all?

MR. DAVE MORGAN: No, not our jurisdiction at all. That is their program and they deliver it out of Yellowknife. They have one person taking of that for the whole Western Arctic.

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

MRS. LAWRENCE: I was going to ask him a question on the same line that Sam mentioned but you guys answered that very well because you guys have nothing to do with it. But there are a lot of people running around where they are threatened by CMHC because the program was not explained to them. I am even confused and I can read and write a little bit but for someone that can't read or write -- I notice even lawyers are confused with their wording, so you can imagine what it does to these people. When they get these repairs done under CMHC at the end they end up paying a whole pile of money and they are on social assistance, there is no way that they can run that kind of program. In fact we don't need that kind of hardship put upon us right now when we have enough to deal with.

MR. DAVE MORGAN: One other problem with this program was that CMHC really did not have a full time person working on that. The last person they had was on a contract basis and I believe she is finished now. My understanding is that they do have a position now for a RAP co-ordinator but for the last couple years they have not had a full time person on that program.

MRS. LAWRENCE: That RAP co-ordinator, is that with the Housing Corporation.

MR. DAVE MORGAN: No, that is CMHC.

MRS. LAWRENCE: About the local housing authority. Some people are living in apartments with three kids and I understand that there is a guy living in a three bedroom house and when he got the house he had a wife and child but it has been a few years now that he has been living alone in that house. There are a couple of others like that too. That was brought to our attention last night. Is there anything that could be done for people that live in an apartment with three kids and...

MR. DAVE MORGAN: The housing association and authority board of directors can under the tenancy agreement, switch people around in these houses if they want to. They can actually give the person who is one person living in a three bedroom house a 30 day notice and say "Look, we would like you to move into one of our apartments". They can do that.

The only way we find out about these things is if the housing authority themselves or the people tell us or write to us. We do not always know this stuff is going on. What we expect from people in our houses that if they have a problem and they can't solve it at the local level, they should be writing us in Hay River. We end up getting some phone calls over the phone but never followed up on it, we would like something in writing from people.

MRS. LAWRENCE: You see, you know that, I know that now, but these people do not know that. They are not really trained but that is the only alternative they have in their mind is this housing authority. And they have nowhere else to go because they do not know this. It is easy for us because we have dealt with this program for years, I am learning a lot of things now but you guys have dealt with it for the last two years so you know but these people at the community level do not know that. Especially in the big centres it is even worse. Yellowknife is even worse because there are so many governments running around the country in that town, it confuses everyone.

Like she said last night, "The housing authority rejected my application, it went right to the bottom". To her that is the end of the line. She has no where else to go but to us here last night and that is what happened.

MR. DAVE MORGAN: All the communities that I go in and that is where we have housing associations, all the people that I have talked to know that they can come to the Housing Corporation if they disagree with a decision made at the local level. That doesn't mean that we will over turn that decision because we have to work with the man years and the boards there too. And they may have valid reasons for turning down applications. But they have that choice to come to us if they want to.

CHAIRMAN (Mr. McCallum): Mike.

MR. BALLANTYNE: I have a number of questions. If I could go back to the idea of arrears in northern rentals. Obviously, that is a hinderance to selling the northern rentals. I agree with you it is very difficult to set the precedent of just forgiving it carte blanche because you are right, nobody is ever going to pay again. But I wonder, do you have any ideas how that situation could be handled, other than paying up the arrears?

MR. DAVE MORGAN: Of course in other housing units, public housing units, people in those units who are up to date can if they chose, apply for those units to buy it, northern rental. They can do that. If you are talking about the actual people in units right now who have arrears. The best we are trying to do is get their arrears up to date and we are doing a pretty good job.

CHAIRMAN (Mr. McCallum): Do you have an idea of the extent of those arrears. A ball park figure. Is there somebody down \$4000 or \$5000? Down \$1000 or more is likely a years rent that that person is back because the average cannot be anymore than \$100 a unit.

MR. DAVE MORGAN: We do have people who are a couple thousand or three thousand in arrears. However, we are at the local level now, collecting. Most people are now paying something. Our figures show in our assessments and collections that as the end of July, our year to date figure shows 100 per cent. Now, of course this means that we are collecting past arrears also plus present but our people in the associations are doing a good job and a fair job. They are not necessarily saying "Look we are going to kick you out in seven days because you have not paid your \$2000". We are giving people a chance to pay a certain amount back.

MR. BALLANTYNE: I wonder, as an idea, do you think it is feasible and I can already see the flaws in it myself, that you say to somebody for instance that owes \$2000, obviously they will never get out of the hole and if anything they are paying \$10 a month extra or something, it is sort of a token sort of thing. Do you think that if you said "Okay, we will sell you the house but you have got to keep paying on those arrears", do you think they would stop payment as soon as they had the house or do you think that is a way you could handle it and still at least give the appearance to somebody else that they still have the responsibility for the arrears?

MR. DAVE MORGAN: The policy could be changed to write the arrears into the mortgage. Have a total figure of the mortgage with the arrears in it and have them pay back over whatever it is, three, five, six years. That is possible to be done that way.

MR. TOM BEAULIEU: And that is not a benefit really, is it? He would paying interest on \$2000 and a mortgage whereas the housing association is collecting interest free.

MR. BALLANTYNE: Okay, that is good because looking at alternatives I have a question on the HAP and the on the senior citizens. I like the idea that you have some flexibility and I guess the reason those are together is because they are both totally territorial government funded. I guess, my only problem is and I would like to ask you is what sort of demand do you have for HAP units right now?

MR. TOM BEAULIEU: We have 146 applications on file. Of that, it is possible that up to 80 of those applications may not be eligible because of rental arrears to the association and other things. I guess once even if you are a single person, somewhere down the line HAP could assist you if the community is getting an allocation and all the families have new houses. At one stage that may happen but right now the only thing we have is people in arrears that are not eligible.

MR. BALLANTYNE: I guess my question then is, is your overall budget for HAP going up? Are you essentially going to be robbing from HAP in order to do the senior citizens repairs?

MR. TOM BEAULIEU: Yes, that is right.

MR. BALLANTYNE: So it would be good from your point of view is that if that total budget went up and you are still allowed that flexibility.

MR. TOM BEAULIEU: Right.

MR. BALLANTYNE: Another problem that has come up in just about every community with the HAP program is finding the labour component. Now, I understand the original philosophy was that that labour component was a sweat equity that somebody would put into it and it would be their contribution. What we have heard is that it is very difficult for some people to hold down a job and still provide the labour in their house and they have gone to federal government programs for labour money. Now we have heard from just about every place we have been that they would like to see some form of single source funding. Do you see anything wrong with that idea or do you have any comments to make about that principle of having single source funding and perhaps a HAP grant would be \$50,000 instead of \$30,000 to \$35,000 or whatever it is?

MR. ALLAN REID: Although I am not really involved in the program aspect of it, I have some views on that myself. Right now we are giving \$30,000 worth of material which includes freight and electrical, enough to hire an electrician to wire the house. Now, in most instances that \$30,000, they are using that material to build a house that is not up to code because the money that they are getting from the federal government, they are given certain restrictions on that. They are allowed to pay their workers \$200 per week for instance for a 40 hour week. Now, what kind of qualified person are you going to get for \$200 a week. So actually they are hiring unqualified labour to build these houses and they are just not getting a good product.

So if it was single source funding then I think we could monitor it a little better. We could have control, we give them certain stages of construction with no limit on how much they pay their employees. We could tell them "look, we will give you \$5000 for labour to complete the foundation, so much more to complete the framing". Then with the assistance of the home-owner, which we still like to have although there is a problem with having to work and all that, we still think that he should put in his sweat equity some how and if he could hire a proper carpenter to go in there and help him with that house, we would get a much better product.

MR. BALLANTYNE: That was my point I heard examples of, for instance, a band helping to build five HAP houses and they hired 12 labourers at \$200 a week and it takes them five months. They could have hired four skilled people at \$800 a week and did it better and faster. But because of the strings attached to the federal money, they can't do that. So you answered my questions then, that would be helpful, from your point of view, to have that single source funding.

MR. ALLAN REID: Yes. I think it would be.

CHAIRMAN (Mr. McCallum): I just had one question. Under the home-ownership assistance program, we have heard the concerns expressed that there really isn't much monitoring, in other words, there are no inspections being done. Is that correct?

MR. ALLAN REID: That is not correct. We have no control over how those clients build those houses. We can go in and say look, you don't have that lintel over the window, you should put a lintel over the window. That is all we can do. We can't say we are taking back the material because they are not building their house right. We see it all the time, people just don't know what they are doing, but we have no control over it. We give them the material up front, if we only give them so much material at a time maybe that is one way we could control it but we don't do that either. And quite honestly it is no feasible for us to do that because it would cost us more than the \$30,000 to deliver so much material at a time. So we have no control at all, we go in and we see the problems and we point them out, but that is all we can do. We could even write it down if they want but I don't think writing it down will solve the problem.

CHAIRMAN (Mr. McCallum): There is something wrong then with what is going on because you are giving your money away. These are grants to people to do provide it. Somewhere along the line there has to be a better system. If we, as MLAs are giving the government the authority to provide home-ownership grants of somewhere roughly an average of \$30,000 each and then we do not do anything to, no only ensure that the money is well spent, or help the people to build a proper home, somewhere along the line something is wrong. I don't want to take this as a criticism against this district, but somewhere along the line something is wrong because we are not putting out public funding because it is a territorial program, surely somewhere along the line we have to be able to look after those two concerns. One that the individual is going to get the proper products and secondly that we are getting goods for services. I think to some degree, personally, that that may be a reason why under the SSHAG or the present HAP that some of these units are not being completed. It could be one of the reasons, I know there are others.

Because somewhere along the line a guy wonders "What in the hell do I do now?". I see the homes going up but all of a sudden there is a difficulty with windows and doors, properly spaced studding. We want some idea from you as to what we would do. How would you correct that. You are talking about putting up 100 more in the next five years at \$35,000 a crack. Now that is a substantial amount of money, just in this one district.

MR. DAVE MORGAN: One of the big problems up front in the program part of it is that we have to talk to these people and make decisions whether these people are qualified to build a house to start out it. We technically do not have the proof behind to say whether a guy is or is not a carpenter if he says he is. One of the biggest problems is that we are told in this program that we have to find people who can build their own house. That is a tough thing to do. To find people who you know can build their own house. The one funding step would be that we could control it more, especially in the inspection stage.

CHAIRMAN (Mr. McCallum): I agree with Dave in that respect but I am not too sure that that should be a criteria, to be quite honest. Because there is a possibility to hire the expertise to do it. The houses have to be built under the national building code. Now when you get into the electrical, a guy gets an electricians helper or you get some kind of guy who has some kind of knowledge about it and puts in the electrical in the house, if there is no kind of inspection on it pretty soon you run into a difficulty that could cause a tragedy. Somewhere along the line there is an irresponsibility -- maybe on the part of the legislators as well. Do you feel comfortable with this and if not what would you suggest the corporation do to try and do something about it?

MR. ALLAN REID: We do not allow unqualified electricians to wire these houses, we provide so much in that grant to hire qualified electricians. We supply the materials and then we supply money to hire an electrician. That is one area that we don't budge on. But there are other areas like structural soundness, there are some areas where it just should not be allowed but again what can we do about it. Single source funding would help, there are others we have thought about over the years but nothing has changed. I don't know whose fault it is, maybe the Legislature should get us more money then we could do a better job.

CHAIRMAN (Mr. McCallum): Money does not solve all problems.

MR. ALLAN REID: I have a personal opinion too. I haven't really talked to anybody about this, there are probably a lot of flaws in this as well but if this \$30,000, it is GNWT money, what if this is used as a mortgage program to offer grants to people to go out and buy a house. We could go out and inspect it and say we will give you \$20,000 toward a mortgage. Then we could look at the house and determine whether or not it is up to code. Then they could go to the bank and say I want to buy this house and have \$20,000 as a down payment. Most banks would be glad to loan money under those circumstances.

MRS. LAWRENCE: I think it would be fine for people like yourself, who are working.

MR. ALLAN REID: Oh I am not saying to change th HAP program entirely, just for those who would want to do that.

MRS. LAWRENCE: Yes, but it would be hard for some families in the community who do not have a steady income because you know what it is like to borrow money from the bank, so they are going to have problems.

Any comment I have made to the three of you, I am not doing it because I want to run the three of you down, that is not the case. The system has been in place before you people came, so anything that has happened up until now, it is really not your fault but we still have to make the comments and deal with because we are on the special committee, there are new people on the Legislative Assembly. I am going to have problems with finances on housing because I am sitting on the finance committee as well. Sam has a real nice figure on headquarters, I don't know how many million dollars for a few people. Yet we cannot meet the needs of the people at the community level. So something has to give, something has to go. I would really like some input, like forgive those northern rentals. Why I am saying that is that it is causing such a hardship in so many communities. We are all new, and if anything happens from now on, okay, we will deal with it. If we can spend so much money on benefits for Housing Corporation employees, we also have to look at the needs of the people and the conditions they are living in. It really opened my eyes when I travelled into the community. We took pictures as well. I know in many cases the tenants are to blame but we are here to give services and if there is any kind of improvement to be made we must make it. That is my recommendation.

MR. TOM BEAULIEU: I would like to comment on the HAP again. As far as the HAP program goes, like we said, we have a material package, we have an electrician. They purchase the lot, we do the site work and from then on, right now what has been happening, like Allan mentioned earlier, they are getting money from the federal government. I don't know if you are aware of this, but the Housing Corporation had just about received that money instead of the federal government, and we were hoping to maybe put something like what you guys are suggesting across, but it did not happen. But as far as like what you guys were saying, there is no inspection and so on, it is just about impossible for two technical guys to inspect 22 units when they are all coming up at the same time, at each stage. We requested inspections on every stage of construction, these houses won't be finished for a few years. Some work so slow, it is amazing and some work so slow, it is also amazing.

---Laughter

So it is very difficult to try to co-ordinate the -- it is amazing. But the technical officers have gone in there if a guy has expressed that he has a problem with something, or if we are travelling into a community, we have gone and looked at the unit. We don't really have anything in the HAP program that says it has to be inspected at these stages.

CHAIRMAN (Mr. McCallum): One other thing we have heard in other communities. You have your plans for your HAP unit, you don't have a page for the mechanical or electrical. Secondly you have the outside measurements in metric and you have the others in imperial, or vice versa. That may be any great deal to people who are conversant, but to the ordinary joe -- because there is a difference between a yard and a metre, about three and a half inches, and that makes all the difference in the world in squaring up a unit. Somewhere along the line, those things, in some way, should be changed. So you can be consistent in all ways. It may not be too much of a problem to some but it could be to the ordinary joe who has to put the sweat equity into it. I just think that those are some of the things that are frustrating to some. I know we have seen plans were there are no plans on mechical or electrical.

MR. ALLAN REID: I think those are the older SSHAG drawings because we have complete sets of drawings now. I don't consider those problems small because together they are a big problem and we do need some refining and we have done some refining and we will continue if we can get people to listen to us. We are the people out in the field, we see the problems and deal with them every day. They do not phone the head office and tell them the problems they pass it on to us and we in turn pass it on to head office when we can. We can't comment on everything that is said, obviously, we are not allowed to say those things on the phone.

---Laughter

But we do pass our comments on and a lot of it is listened to, some of it does not sink in because I guess they don't really realize that it is a problem.

CHAIRMAN (Mr. McCallum): The district managers get together at certain times of the year, there has to be situations that come up, surely to hell you can tell the guy in construction to make it consistent. I know in a case of one we saw yesterday, and it is not an old SSHAG unit, these are the things we hear. We are not in a confrontation situation with you, we are meeting with you to get ideas.

MR. DAVE MORGAN: We have similar frustrations as people in the field. We have to take things that we recommend to our head office and as Al says, sometimes it gets done and sometimes it doesn't. We are as frustrated as many times as the clients and many times our hands are tied. As you know it starts from the top up and comes down.

MR. TOM BEAULIEU: The metric and imperial confusion, we are trying to alleviate those problems, it just came to light recently. We just had a capital project approval form filled out and we are trying to alleviate it.

MR. GARGAN: You mentioned that your office has the discretion reallocate, do you also have the discretion to how the money the money is allocated. I applied for HAP too but I don't have it yet, if an individual could apply for it and say this is how much the house will cost and maybe put in the rest through mortgage or something.

MR. TOM BEAULIEU: No, we don't have that kind of budget right now. It is just the HAP and the senior citizens home repair. We don't have anything in this home-ownership that ties into mortgage and grant combined.

MR. SAM GARGAN: The other thing, with regard to the utilities, I believe in Hay River in public housing they pay the electricity and the fuel and in other communities they pay electricity.

MR. ALLAN REID: The clients in Hay River pay their own power, they do not pay their own fuel.

MR. GARGAN: With regard to purchase, if a person is living in a public house and wants to purchase a northern rental. Can he do that?

MR. TOM BEAULIEU: If the association allocates a northern rental unit to them, then they can purchase that unit and all the credits accumulated while they were in public housing will be applied to the program.

MR. GARGAN: How about the person who was living in the northern rental?

MR. DAVE MORGAN: If there is a person living in northern rental right now, there is no arrears.

MR. TOM BEAULIEU: Oh, you are referring to somebody buying somebody else's house or switching. Well the association would like them to switch and the guy who is living in the northern territorial rental has no intentions of buying the unit, I imagine that deal could be worked out at the community level.

MR. GARGAN: As far as the grants go, would it make it easier if it was not a grant but a contribution. Accountability is what I am talking about, for a grant it is outright, you do not have to account for it. But for a contribution -- you might be able to get a mortgage if you made a contribution.

MR. ALLAN REID: A forgivable loan maybe, where you are forgiven over a certain number of years, maybe and you get so much forgiven every year and if you sell that house and make money you have pay back whatever portion you haven't earned to date.

MRS. LAWRENCE: Just getting back to that comment you made about the two tenants. If the two tenants can agree -- if somebody is living in a public house and would like to purchase a northern rental, by agreement of the tenants they can switch, is that what you are saying?

MR. TOM BEAULIEU: Yes and with the agreement of the local authority or association has to be involved in it.

MRS. LAWRENCE: I would like to know what is happening to that house in Fort Resolution, where Henry Pierrot was building a special project. What is happening?

MR. TOM BEAULIEU: That was a special project unit. The Housing Corporation applied \$75,000 to complete these units. Then in some cases an additional \$6000 and in Pierrot's case that money wasn't given, he was not given the -- the unit was not turned over to him because he had arrears of \$6400. So I spoke to the Pierrot's and they said that they had approximately \$67,000 worth of equity plus the difference of what he was getting paid as wages as a home-owner and what another person was getting paid working on those units. He figured there was approximately \$67,000. So we paid him that equity by selling him a unit for the amount of his arrears and paid off the association and cleared his named and reallocated the unit to a person who paid those arrears off.

MRS. LAWRENCE: So who has the unit now?

MR. TOM BEAULIEU: A person called Billy Elief and Freida. She used to be a Jones but I think she is Alief now.

MR. BALLANTYNE: It seems to me that one of the major problems is in long term planning. I wonder if within the HAP program, have you developed a five-year forecast for allocation of housing. Or don't you know at this time what your budget is going to be and you are doing it year by year.

MR. TOM BEAULIEU: We only have a general idea of what our budget is, and yes we do, personally anyway, since we run the HAP program, try to look five years ahead.

MR. BALLANTYNE: Have you looked at it overall. Would it be helpful if the corporation developed a five year plan with estimated budgets in place, that it might be easier if you built more HAP units in one community. Right now it is politically sort of spread out, three or four here, two here, it is a political exercise. But if there was a five year plan that people could see they would know that in 1987 in their community they could get 15 houses, they may have to wait two years but you would get them all in one year. Do you think that would help you logistically in better managing the projects?

MR. TOM BEAULIEU: I don't know if it can be done because of the changes of family size, new families coming up, families moving, there is always a certain need in each community. I really don't think we have a need in any community to build 15 units, we have a need to build three in a community over the next five years.

MR. BALLANTYNE: I will give you an example, Fort Simpson, they have a proposal in to the corporation, they want to build 50 units over five years. Ten units a year. It would be a useful tool to develop a five year forecast, which like any other five year forecast is not cast in stone, but it would be a useful tool.

MR. TOM BEAULIEU: Yes I agree.

MR. BALLANTYNE: In every community that we visited communities want more and more control. Do you see ways that you could improve that responsibility and control at the community level? I am referring to housing programs in general. The example is the HAP program in Fort Simpson, but what they would really like to do is that the Housing Corporation allocates to them, let's say we do this single source funding, it is \$50,000 a unit, just for the sake of an argument, they would like to get \$500,000 a year. They then would take on all the responsibilities. They want total control but obviously other communities are not in a position to do that. What do you see yourself suggesting to us so that we can make recommendations to address more clearly that whole area of more community control.

MR. TOM BEAULIEU: We have had programs in the past there were run by the band, that were related to the SSHAG and HAP, or any other special programs. I can't honestly say they were as successful as we were, delivering the program ourselves.

MR. BALLANTYNE: There was a demonstration program in Fort Good Hope, there was one in Fort Resolution. I guess Fort Good Hope was more successful than the one in Fort Resolution. Then they stopped and the problem is in the construction in the North, they use a lot of southern contractors, who also made all sorts of mistakes. If people had been making those mistakes and learning from them 10 years ago, they probably would be able to do it right now. It seems to me that what they did, is because they ran into problems the first time, they stopped. Do you see a benefit in continuing those programs, all of us realizing that mistakes are going to be made? BUT they are going to be made in the community, they are going to have to live with those mistakes and hopefully they are learning from those mistakes. Do you see some positive aspects of that sort of philosophy?

MR. TOM BEAULIEU: If they do the housing for five years, I am sure units will continue to improve.

MR. ALLAN REID: These special projects in Fort Good Hope and Fort Resolution, these people were given \$75,000. We are given \$30,000 and are expected to build proper houses. They were given \$75,000 with no strings attached, other than turn out a good project. I think that with the staff the Housing Corporation already has, I think if they were given \$75,000, they would do a good job.

MR. BALLANTYNE: Let us just talk about HAP. Rather than do you think the idea that the band or municipal council could take over the responsibility of delivering that HAP program, co-ordinating it, etc., etc., and the band would get, right now it is \$30,000 each, a house, so with 10 houses they would get \$300,000 and they are responsible for delivering 10 houses. Do you see that as working?

MR. ALLAN REID: Well it is pretty hard to see into the future but I would imagine that they would probably run into the same problems as we have.

MR. BALLANTYNE: Well all things being equal, they are saying they want to do it and of course they are going to run into the same problems, of course they will, they will probably not handle them as well as you are handling them now. But more and more they are saying that they want to have that responsibility in the community, everywhere.

MR. TOM BEAULIEU: What will you guys do with us?

MR. BALLANTYNE: Well it is obvious that something like this is going to take many, many years, before any community is delivering all their programs. You will be retired, but what I am saying is to start the process now, aiming toward that in the future. I am not talking about getting rid of all your jobs now.

MRS. LAWRENCE: Tom, you mentioned having the band control things and it was not that successful. It was brought to our attention in communities that so long as things are run at the community level where you group friends and relatives together on the association or authority, things are not going to change and if you put the control over them you are going to have a war. Because according to some of the councils and bands, they have husbands, wives, sons, etc. and they just group together and they will stay like that so long as they don't make changes.

MR. TOM BEAULIEU: When I referred to a program not being as successful as the way we handled it, I was referring to HAP or something in construction. Are you referring to housing?

MRS. LAWRENCE: I was talking more on control, like Mike mentioned, take the district office to Fort Smith or Fort Res, I don't think it will be that effective right now because of how the associations and authorities are set up by relatives and things like that. So long as that happens I would really be reluctant to do that. As far as doing away with your position, that is not what we are here for.

MR. TOM BEAULIEU: I was not worried about it, I was just joking.

MR. BALLANTYNE: You could actually do away with our positions much easier.

---Laughter

MR. TOM BEAULIEU: I don't find that in our district. I find it difficult to try to grasp, I could go through our district on authorities and that -- Fort Simpson doesn't have a board; Fort Resolution doesn't have a board; Hay River has boards that are appointed by the Commissioner; and Fort Smith, three or four of them are voted in by the tenants themselves; in Fort Providence they have a board and I am not sure I could refer to that board as family.

MRS. LAWRENCE: Well it was brought to our attention in those same areas you brought up.

MR. TOM BEAULIEU: I find it difficult to find a family when there is only one manager and his assistant running the whole thing. In Fort Simpson and Fort Resolution that is the case.

MRS. LAWRENCE: In Hay River and Fort Smith they brought it to our attention. In Hay River, they have the Deputy Mayor Red McBryan and on the council they have Steve Brooks, and on the authority they have Wilson McBryan and Steve Brooks on the housing authority vice-chairman, they are all the same people and they should be elected. In Fort Res they have two girls who are doing housing and they are also on the council, they also have Cecil, husband of one of the girls. So those are the things brought to our attention.

MR. TOM BEAULIEU: We hired those managers before they were on council. People elected them to council after they started working on the association, they must have liked them.

CHAIRMAN (Mr. McCallum) Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. With regard to the time frame, especially with the HAP program right now, I believe you get your budget like everybody else in April, but the time frame, most of the material comes in late fall. Is that a problem?

MR. TOM BEAULIEU: Yes it is a problem for us too. As far as the HAP program is concerned and the time frame of delivering materials, we run into a whole bunch of obstacles when we are trying to deliver the HAP materials. First of all we try to get an early jump on it so we allocate the units in January. Some of these allocations do change as the year goes on, if the person goes into arrears or decides they can't handle the program. We bring all the people in in February and discuss with them what we would like to see them do for us in return and we will do something for them. And they will be in a warm house by the end of the following winter. We give them a two year building time frame on the agreement. A lot of times when we start delivering materials, we can request materials on a certain date, it goes up to our head office, materials management, they then go out to tender on these units. The tendering has to come back in, they give it to us so we can start CPAs. Then they go after the contractors to delivery the materials. Again it is out of our hands.

MR. GARGAN: When you go into public tender for materials and that, presumably you are not getting that \$30,000, you are going for the lowest bidder right? The maximum is \$30,000.

MR. TOM BEAULIEU: No. We don't really have a maximum on it, we have the program, the material package, we have seven designs, and the material package on each of these designs, the total cost of that, plus site work, plus electrical and freight. It has worked out to approximately \$30,000 but it has gone as high as \$35,000 in our district.

MR. GARGAN: With regard to the northern rental, if a person isn't interested in purchasing the house, how long does it take before the transaction actually takes place?

MR. TOM BEAULIEU: We have had some applications take -- some have never even been complete. One guy gave up after waiting for so many years. Applications have taken a couple of years to be finalized. What we have been doing lately is we have been taking the tenants in, we had to control put into the districts on April 1st, now we take the application, if the application is going to be approved, we do the contact with the land, try to get it done as soon as possible, that they deal with Local Government or the Dene bands or whoever to obtain that lot of for individual, whether it is a lease or purchase. We put this person interim occupancy and try to get them mortgages drawn up as soon as possible. It has been down to about two or three months in a couple of cases, from the time they applied until they made their first mortgage payment. In other cases, it has taken a long thing.

MR. GARGAN: My final question is with regard to, I guess, power over the associations. In Fort Simpson we met there and the following day a decision was made by the housing manager to allocate three HAP houses, or RAP houses -- rural and remote. Anyway in this instance the housing manager got a house and he has been there a year. I believe two single mothers got the other two houses.

MR. DAVE MORGAN: This is a mortgage program we are talking about now. This isn't HAP or any grant program. Those houses are going to cost \$95,000. Somebody has to sign and mortgage and pay back payments for 25 years. We had 11 applicants on the program, and any loan program they have to qualify for payments, the manager qualified under the program, along with two other people and they got the house.

MR. GARGAN: One other problem too was that there was no consultation with the band.

MR. DAVE MORGAN: The band has nothing to do with R and R houses. The Housing Corporation are building the houses and selling them under this housing program. The association has nothing to do with it either. I am the one dealing with the problem in the end because I am the one that made the decision for the houses. But the band were involved in that they knew were coming in for interviews and they could have sent their members there but they did not.

CHAIRMAN (Mr. McCallum): On the sale of northern rentals, Tom, is land the problem for the length of time it takes to make the transaction.

MR. TOM BEAULIEU: Yes, land is definitely the problem.

CHAIRMAN (Mr. McCallum): From what I can understand there has been very few of the northern rental houses sold in Hay River. Why?

MR. TOM BEAULIEU: First of all, we have sold two and are in the process of selling another unit, because of the situation we are having with land right now. I have asked all the associations and authorities to put the program on hold until somebody from head office comes down and meets with me and tries to straighten out the applications we have now. To try to get them on the go. Hay River is the same as any other community, the problem is land. I heard now from the association that there are some people interested and will be applying as soon as we get what we have now, straightened out.

CHAIRMAN (Mr. McCallum): You have difficulty getting somebody from headquarters down to talk to you?

MR. TOM BEAULIEU: No. What happened is, like I said, at one time we were dealing ourselves and then to head office for them to do the land, lawyers and everything for us. On April 1st the onus is being put on us, so some of the applications that were being tied up because land and whatnot, we have just made arrangements to have somebody from head office come down at the end of this month to try and straighten everything out. There is no problem getting them down, it was just that this was the best time to do it.

MRS. LAWRENCE: Dave Morgan, I have difficulty accepting your comment, in saying that "The know I am coming, they should have been there". There is eight of us coming here and nobody showed up and we are in the centre here where there is phones, radios, we have access to everything. In a small community you do not have that kind of communication and maybe that is one of the reasons that houses are given to people that shouldn't have them and there is really eternal fighting over that. It is easy for you to sit there and say that. I could have said the same thing tonight. There was seven of us here last night, four of us today. It is that sort of attitude -- I am going to have trouble accepting that because it is not helping the people at the community level. We saw results of that.

MR. DAVE MORGAN: Call it lack of communication because I disagree because I think communication in the smaller communities is much better in the larger centres.

MRS. LAWRENCE: That is not what happened last night.

MR. DAVE MORGAN: I said smaller communities, like Simpson or Res. What we did before we went into those communities about those three houses is, we wrote and called the band office. We also wrote and called the Metis Association. We also put up posters in The Bay, bank and the post office before we went in there. Now two band members, one who works in the band, applied for the program, so obviously somebody knew about it. As far as I am concerned, word of mouth in a small community gets around very, very quickly, because a lot of people came in and talked to us but they did not qualify for the program, either their income levels were too low or their credit rating was bad, this type of thing. This is a different type of program than all the rest of them, you have to pay it back, this is a mortgage program and it is CMHC funded, we deliver it for them.

MRS. LAWRENCE: That CMHC program that you delivered in some of the communities, is that the one they are having problems with and they are getting threatened notices on?

MR. DAVE MORGAN: No, you are talking about RAP, the rural and remote program.

CHAIRMAN (Mr. McCallum): How many applications do you have for the R and R program?

MR. DAVE MORGAN: We have 41 now.

CHAIRMAN (Mr. McCallum): How many R and Rs are you building.

MR. DAVE MORGAN: We are building three in Simpson this year, spec. We hope next year to build three here in Hay River. We have 41 clients in the district.

CHAIRMAN (Mr. McCallum): You are only building three in the district this year.

MRS. LAWRENCE: What is your legal fee on giving notice for court notice? Does it amount to a lot. I know I spoke to a lawyer a couple of months ago and it cost me \$200. Legal fees to write letters, getting after the people to collect fees and whatnot?

MR. DAVE MORGAN: That is not our legal fee, if the association wants to do legal work with a lawyer to collect money, they have to do it out of their own budget.

MRS. LAWRENCE: So it is the association. My next question is, getting back to this question of single people living in a three bedroom house, maybe you are aware of this guy, his name is Doug Wimp here in town, apparently he is living in a three bedroom house, he is working on the highway, so obviously he is working for the government, and at the time he got in the house he had a wife but I guess she has since left. Anyway, is there any way the district office could look into situations like that. It does not seem right and I think people have a good reason to complain. Also it was brought to our attention too that there are people going out and getting a couple of kids so that they can get a house, and then they let them go. This was brought to our attention. Could you comment on it.

MR. TOM BEAULIEU: In that one case I don't think that guy is grossly over-housed, he lives in a two bedroom and he has a daughter.

MRS. LAWRENCE: I understand that the daughter and the mother left town and he is all alone in that house.

MR. TOM BEAULIEU: His daughter lives with him, although she may have left recently, but she definitely did not go with the mother.

MR. BALLANTYNE: We understand that the district office does not make the policies, you live with the policies set down. We will be talking to headquarters in October. That is our responsibility, not yours, to change those policies if they are not effective. So I think it is just that you are readily accessible -- but I wonder, we are a little pressed for time and I don't think that you, Tom, finished your presentation, we just got down to the HAP and SSHAG programs. Do you have something more you would like to say?

MR. TOM BEAULIEU: I did three, the NTRPP, the SSHAG and the HAP program. As far as the programs go the housing association programs and the R and R program are run by Dave. So as soon as I make a comment, I would like to turn it over to Dave.

My experience with the Housing Corporation in the past seven years is that I find that the corporation has a lot of individuals that go into the field and do an excellent job and people do not say anything about that. Never, you never hear them say somebody did a good job. So I hope that when you go to the Legislative Assembly with your presentation that it is not going to be only negative. Because that is all you are going to hear is negative things. When a guy gets a brand new house, he moves his family in and he shuts his mouth and that is what is being happening. So you are going to hear only from the people who are not satisfied yet. But we are working here and are paid to do a job and we are paid to go into those communities and try to satisfy the needs of the community. I think as far as the district office goes, we are making an effort to satisfy those needs but it is an ongoing thing. Like everything else.

So I hope that presentation is only negative because that is the impression we get now. So I hope that isn't something that is going to carry on. If it does, it does. We are here doing our job and that is all we can do. There is a lot of outside interference in our job. Sometimes we make decision and they are overturned and we have to work under those conditions. And not only that, when we get something like this, where only negative aspects of all the programs are brought forward, then we are not getting nowhere. I think it should be brought to a point where the corporation has done a lot of good in all the districts, a tremendous amount of good. A satisfied person has nothing to say, so you never hear that.

MR. BALLANTYNE: Obviously when we are going around the communities, and what you are hearing on the news right now, and you are hearing the bad things, and I think we all know that obviously the Housing Corporation has done a lot of good things. And in no way are we looking for scapegoats. I know I have publicly stated, and I know the chairman has, and I think all of us have, that in order to make this situation better, we have to work together on this. You don't hear our positive statements from the press either. This is not good press. I just wanted you to know this too, that we are not doing this in a negative way and in order for this to work we need your ideas and your co-operation. I have heard good things about what you are doing here, by the way, so it is going to have to be a combined effort to improve the whole situation.

MRS. LAWRENCE: I just want to say, we have no control over the press. They travel with us in many cases. Like last night CBC was not with us, but your local reporters for the papers were here. We have no control over the CBC. Everytime the interview me, I have to make sure they quote everything I have said otherwise, forget it.

MR. DAVE MORGAN: I will make a few comments on the rural and remote mortgage program in our district. As of today, from 1979 we now have 42 clients in this mortgage program in our district. The mortgage program is a CMHC program which we deliver. It is geared to lower income families who cannot obtain financial assistance from other agencies, such as banks, agencies, trust companies, and CMHC direct loans. We do expect these people when they move into these houses to make their payments plus pay all utilities and maintain the units. We do check these people out, under credit rating and everything else. It is a loan, same as you go to the bank, so we have to check these people out.

As I mentioned before, we are building three spec units in Fort Simpson this year. Last year we built three in Fort Smith and next summer we are hoping to build three in Hay River. Under this program we also buy existing houses in usually Fort Smith or Hay River, and put them under this program for people.

The payments are based on 25 per cent of the persons monthly income. An example would be if a person were buying a house worth \$80,000, if the mortgage payment at 13.5 per cent, say it would be \$1000 a month, the person would only be paying \$500 out of his own pocket, the other half would be subsidized by ourselves and CMHC. The person is responsible for insuring the unit and maintaining it. The mortgage is on a five year term, amortized over 25 years. It is a completely wide open mortgage where a person can make extra payments at any time, without penalty.

I think one of the biggest problems that we have up here is that this is the only mortgage program that we have. We tell ourselves that we are supposed to be a great home-ownership district and we are gearing toward home-ownership, and this program is not really ours, it is a CMHC program. We need more home-ownership programs. I won't use Alberta as an example, but I know they have between 20 and 30 home-ownership programs down there, compared to our one and HAP, which really isn't a home-ownership program.

CHAIRMAN (Mr. McCallum): What would you suggest.

MR. DAVE MORGAN: Well we had thought of a couple of other programs and one was for people who were already starting to build a house and all of a sudden ran out of money and no place to go for money. The banks wouldn't give it to them -- we thought we could help the person with anywhere between a \$5000 and \$15,000. Repayment from anywhere between five and 15 years. We would have control of funds, our inspectors would look at the house to see what had to be done, make the list up and make sure it was completed. And it would be a mortgage at a reasonable.

CHAIRMAN (Mr. McCallum): Where would you get the money?

MR. DAVE MORGAN: Well hopefully from the territorial government.

CHAIRMAN (Mr. McCallum): Would you suggest an interest rate?

MR. DAVE MORGAN: Yes, 10 per cent. Our northern territorial program is 10 per cent. Somebody buying a northern territorial unit now gets a mortgage of 10 per cent which is a wide open mortgage.

It would be nice to have other mortgage programs apart from CMHC, but again it involves a lot of money. To buy houses for the people in the \$80,000 range, it involves a lot of money and obviously we do not have it.

CHAIRMAN (Mr. McCallum): Would you see the local district run that?

MR. DAVE MORGAN: Yes.

CHAIRMAN (Mr. McCallum) Any other comments.

MR. DAVE MORGAN: We could throw out a little more of the housing associations, housing authorities. AS you know, each housing association or authority that has a board has signed a management agreement with the Housing Corporation, they also have their own by-laws that they must follow. We consider ourselves pretty lucky down here because we have some pretty good managers and some good boards too. In Hay River, Glen Williams is our manager and has been about six years in the job. His assistant has been in there four or five years. In Fort Res, Joyce Beaulieu has been our manager for eight years, her assistant has been there about two years. In Fort Smith, our manager has been there for two years plus. Fort Simpson and Fort Providence, both managers have been there for a year and three months. We consider that all five managers are excellent and doing an excellent job.

In the rent collection phase, I will just give you an example for the year-to-date in each community: Fort Resolution, 155 per cent; Fort Simpson, 97 per cent; Fort Smith, 103 per cent; Fort Providence, 92 per cent; and Hay River 97 per cent.

CHAIRMAN (Mr. McCallum): How do you people feel about a secretary manager being chairman of an authority? Isn't there a conflict?

MR. DAVE MORGAN: Well I do not like it. There is a conflict. It is unique here. They report to us, he is a paid employee.

CHAIRMAN (Mr. McCallum): Eliza mentioned it, we are here and we are going to have to be above board -- but I do not understand that. I don't understand the other members of that board allowing that. I don't understand how a board of director of the Housing Corporation can be a member of the local housing authority and be a very prominent town councillor. I just say that to you because you people are involved with it. I don't understand Steve Brooks, I thought he would be a little more on the line and I would say that to him too. But we are here dealing with that here and this is a real situation. I understand full well that the local authority is a very successful one. I personally think that sometimes they lose sight with what they are doing. They have a good record and good management practice and everything else, and they have a good record, but we are in social housing, it may be unfair for you to comment but Tom you are in the position...

MR. DAVE MORGAN: I will comment on it. Two and one half to three years ago when Tom and I were first in here, we knew this was happening in this authority and we tried to do something about it. We took it to our district manager then. He tried to do something about it and we were told "hands off". So we left it.

CHAIRMAN (Mr. McCallum): You wouldn't want to elaborate on that?

MR. DAVE MORGAN: That's what we were told from the corporation. I know it is CMHC practice. Steve Brooks cannot be a councillor and be on the board in Yellowknife and everything else. That is a policy CMHC set down.

MRS. LAWRENCE: It was brought to our attention last night that housing problems should not be a little political game, you people have nothing to do with this, but I just want to make a comment for the record. On the town council we have Steve Brooks, on the housing authority we have Steve Brooks, on the Housing Corporation we have Steve Brooks. If that is not a conflict, I don't know what the hell is.

MR. DAVE MORGAN: We agree with you. We couldn't do anything about it.

CHAIRMAN (Mr. McCallum): That is Steve Brooks' problem, but I raise the other one because the secretary manager I think is a real blatant one. It is mind boggling. If it were to occur in Fort Smith that Karen were to become chairman of that board, I would raise holy hell as a local MLA. That may be political interference but I am going to get the God damn crap as the MLA. Were you told about Glen Williams "hands off" too?

MR. DAVE MORGAN: Yes.

MR. BALLANTYNE: The whole area of housing associations and authorities, one of the consistent comments that we got from every community, especially from the small ones, is that they have to do the jobs for the corporation. They have to collect rent, they have to notify people about increases in rent and they have to notify people of eviction notices. They do not have enough money to do their job properly, their maintenance budget is inadequate. On the other side they have very little power to have input into the design and allocation of houses. They are very frustrated and I am amazed that people stay on these associations some time, because obviously a lot of political pressure is put on them. What do you see as a role of an association, how should it evolve or should it be done in a different way? Should an association per se, made up of tenants only outlived its usefulness? What is your feeling on that?

MR. DAVE MORGAN: A good example of tenant associations is in Fort Simpson and Fort Res in our district because we can't come up with boards there because we can't get enough people who do not have rental arrears which of course is a by-law, you have to be up-to-date on your rent to be on the board and we have had difficulty getting a full board in those places. I agree that the secretary manager is probably the toughest job in this whole bloody thing, they get a lot of flack at the community level. We try to back them up. The board in Smith I think is very, very good. They do back their manager up. They will sign a letter of eviction, they will go and knock on the door if they have to and we don't have that in a lot of places.

The association, I think it is still okay, but the problem is getting tenants on the board who are willing to do these things. They sign a management agreement which of course they get a big long document that they don't understand, they see a set of by-laws that thick, that they do not understand. We try to go in and help them but that can be very tough. If you have a good board in the community who is willing to work with the manager and do some of the dirty things too, I think it could work.

MR. BALLANTYNE: We will have to look at this whole area of associations. The point has been brought forward that associations made up only of tenants is perhaps not the best organization to make decisions concerning housing affecting the whole community. Very seldom in other places do you see a tenants association that actually has a management function at the same time. That seems to me to be an inherited conflict.

MR. DAVE MORGAN: Yes. But again you are looking at tenants just dealing with our housing. Thirty-one units in Res, 79 in Providence and maybe 40 some in Simpson. We have not any new public housing in our district for about five years and since we are designated a home-ownership community it is doubtful we will be getting more public housing down here for a while, if we do. So we are not talking about going up in units as such, getting more units to manage. The authorities where the people are appointed, in Smith we tried to do it both ways, half and half, having four people appointed and four people elected. It turned out that not enough tenants showed up to have the four people elected so we had to go back to an authority again and have them all appointed. So that is another problem. On the authority you are going to have people who will be appointed but again, as you said, Hay River is a bad example because there is a lot of conflict of interest on the board, who gets appointed and who has the final say and signs the bottom line. We do not sign the bottom line.

CHAIRMAN (Mr. McCallum): I personally see nothing wrong with having somebody from the local municipal council on a housing authority either. But I sure as hell have trouble accepting the fact that the housing authority hires somebody to be their number one administrator and then that person becomes the chairman of the authority. It would be the same thing here, we hire Penny for it and Penny is going to be the chairman of this group, there is no way.

MR. DAVE MORGAN: We agree with you, but we have to live with it.

CHAIRMAN (Mr. McCallum): Anyway, look it is 1:00 o'clock.

MR. BALLANTYNE: Just one question? One of the concerns we have heard is that because of the bureaucracy in any government institution including the corporation, that somebody in the community has to go to the district office and your hands are tied a lot and you have to go to headquarters and it takes some time to get back and forth. What would you do to improve the effectiveness of the district office, what powers would you like to see decentralized to the district office?

MR. TOM BEAULIEU: I think some of that has already begun to happen. We have a control of our home-ownership budget, we have the final expenditure, the district managers' signing expenditure has gone up to \$50,000 and so on. We are gaining that control. This is actually the first year. As the years go on, even with what we have now, it will continue to improve. We now have full control of the HAP, SCHRPP and NTRPP programs. I guess you are referring mostly to the home-ownership programs?

MR. BALLANTYNE: No, I understood the areas you do have control in. Are there any other areas that you do not that you would like more control over?

MR. DAVE MORGAN: I would like to have some of our own mortgage programs, instead of going through our head office. You see in this R & R program we have to get approval from head office.

CHAIRMAN (Mr. McCallum): How many people do you have on staff?

MR. TOM BEAULIEU: Six.

CHAIRMAN (Mr. McCallum): How many communities?

MR. TOM BEAULIEU: Well, counting all our remote communities, we have 13.

CHAIRMAN (Mr. McCallum): Some of which we do very little or nothing, like Enterprise. And also Kakisa.

CHAIRMAN (Mr. McCallum): Well, look there are planes to catch. You may very well have other comments you would like to make but I would just like to thank you for being here. If you have other comments you would like us to receive, we would be more than appreciative to receive them in a written communication. What you have said to us is between us and being open about it. We have indicated to other people that we are not trying to go back to the corporation and tell them they have a bad bunch of guys down there and we are dissatisfied with the situation. Just to comment on the comment you made, Tom, any kind of news media will only print it because that is the way of life. Nobody promised you a rose garden. That is the nature of the game. We are not going to have any memorial built to us either. There are times that somebody needs a pat on the ass to keep going, even if you are a small "L" Liberal or a large "L" Liberal, it is not very often you get a pat on the back for what one does. We are not going to do it either. The thing is, we are not here to highlight the negative things. What we are here for is to try to ascertain the credibility of a lot of things that we have heard, because nobody is going to come back. As you said if people are satisfied with something, what the hell is there to complain about? But complaining about things is a way of life in today's society.

I do not want to go away leaving you thinking that we are trying to jeopardize or go against what you people are doing. I know full well what goes on and has gone on for some time. Whether it comes out negative or not, we are not satisfied with the way that the corporation is working, you are not satisfied with the way the corporation is working. There are good and bad things about everything and that is the nature of the position and the job that you have, the same as we do. Some days I feel like a priest at confession because all we are hearing are the terrible things that go on. That is part of the territory. Sometimes it is difficult and other times you know that you can refute some of the allegations that are being made. We intend to do that too.

MRS. LAWRENCE: I have just one comment. I would like to thank you. Of all the district meetings we have had up to date, I think I enjoyed yours much more. As far as the press goes, they wanted to be here this morning and we said no, so that is why they are not here. I want to thank all three of you for coming, and I am sorry you guys could not come to our meeting last night, it would of been nice. Mahsi cho.

MR. TOM BEAULIEU: We were not sure about that meeting anyway.

MRS. LAWRENCE: It was open.

---ADJOURNMENT

