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Northwest
Territories Special Committee on Housing

TENTH ASSEMBLY

**VERBATIM TRANSCRIPTS
OF COMMUNITY HEARINGS**

YELLOWKNIFE/KITIKMEOT TOUR

September 1984

Yellowknife
Holman Island
Sachs Harbour
Coppermine

Cambridge Bay
Spence Bay
Pelly Bay
Gjoa Haven

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MLA, Slave River

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SPECIAL COMMITTEE ON HOUSING VERBATIM TRANSCRIPTS

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SPECIAL COMMITTEE ON HOUSING

YELLOWKNIFE, SEPTEMBER 11, 1984

CHAIRMAN (Mr. Ballantyne): Excuse me, ladies and gentlemen. We will call this meeting to order. I would like to thank you for coming out tonight, this is a good crowd and we are hoping we will have a good representation from Yellowknife. I will be chairing tonight's meeting. First of all I would like to introduce Members of the Legislative Assembly's Special Committee on Housing: To my far left we have Joe Arlooktoo, MLA for Baffin South; beside me is Eliza North, MLA for Tu Nede; to my far right in Red Pedersen, MLA for Kitikmeot West; and beside me is Sam Gargan, MLA for Deh Cho.

There are 10 Members of the special committee, there are six full time Members and four alternates. The committee is chaired by Arnold McCallum and Ludy Pudluk. Both Mr. McCallum and Mr. Pudluk have other commitments tonight, so tonight I will be acting as chairman.

I would like to introduce some of the members of our staff. Our interpreters are Japatee and Erica. Our technician, the man who has been with us through all the community hearings is Chris Rogers and Penny Aumond is our co-ordinator.

Up to this point the committee has visited 26 communities, including communities in the Baffin, the High Arctic, the Delta, Mackenzie Valley, and south of the lake. In these communities we have held public hearing, we have met with housing associations and/or authorities, with municipal councils and with other agencies. We have done tours of housing in each one of the communities. In the next couple of weeks, in addition to Yellowknife, the committee will hold public hearings in Holman Island, Sachs Harbour, Coppermine, Cambridge Bay, Spence Bay, Pelly Bay and Gjoa Haven. In October, the final round of public hearings will be held in the Keewatin.

When we are finished over 40 NWT communities will have been visited by the committee and what we are doing is in the November session we will table an interim report and at that time we will be asking for a little more time and we would like to have our final report done by next May.

Probably we will have heard from a thousand individuals in the course of our hearing. As you know the whole problem of housing in the NWT is extremely complex and difficult and it is going to take a big effort of this committee and our staff to put together the findings that we have made and to come up with logical, practical solutions to the whole problem of housing in the NWT. The thing that all of have felt is something that goes through every community and including Yellowknife, but every community in the Territories is impacted by housing problems and it is the feeling of MLAs that these problems have gone on, it is one of the most, if not the most significant issue that is facing communities and us as MLAs. We thought that this Legislative Assembly would make some solution to the housing problem, a priority.

We are here to listen to your concerns, we don't have all the answers as to what has caused the problems in the past and we do not have all the answers of how to solve the problems. We want to hear your concerns and some of the problems you have found with housing in Yellowknife and most importantly we would like to hear some ideas that you may have to improve the whole situation. So as the evening progresses we will be inviting people who would like to make a presentation to come forward to the witness table. When you do come forward please state your name and the organization, if any, that you represent. Everything that is spoken here tonight is recorded and translated for our Members from the East. So please speak slowly. There are headsets, so when Mr. Arlooktoo speaks you can understand what he is saying if you have your headset on because it will be translated from Inuktitut to English.

So at this point I would like to welcome you, I think we are all aware of the serious problems facing Yellowknife in the area of housing. We are prepared to stay here as long as necessary to listen to any and all of your concerns. Before I ask any of you to step forward, I would like to ask Members of this committee to make opening statements. Mr. Arlooktoo.

MR. ARLOOKTOO: (Translation) Mr. Chairman, I am going to make a brief statement and first of all I would like to indicate that the Special Committee on Housing was established by a motion by the MLA from the High Arctic. I know there is not as many problems here in Yellowknife as in the other communities. However, the main problem I have seen is toward the East, the majority of people are native and the majority are using rental or public housing. I have noticed that some of the problems in the West are not the same as in the East. Also I will be listening to your concerns and on top of that I will be representing the people from the Eastern section. I would like to indicate to you that we will look at both East and West as the same when we are listening to you. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Mr. Arlooktoo. I think what I would like to do now, I understand that Barbara Bromley is the president of the Yellowknife Association of Concerned Citizens for Seniors and she asked if she could be at the beginning of the agenda. Barbara.

MRS. BARBARA BROMLEY: Thank you very much, Mr. Chairman for taking us first. We have a meeting in progress upstairs. Members of the committee, I am Barbara Bromley and with me is Katie Gillespie, we represent the Yellowknife Association for Concerned Citizens for Seniors, known briefly as YKCCS. We wish to bring to you our concern of inadequate or lack of appropriate housing for the seniors in Yellowknife. This concern has been a major one for many of our members of our association, even prior to its formation. The one facility specifically for independent senior citizens in Yellowknife is the Mary Murphy Home on 52nd Street and 52nd Avenue. It was built 13 or 14 years ago and it has always had structural problems.

A study has recently been completed which commends that no renovations be done on that building and that a new facility should be considered. A steering committee made up of representatives from Social Services, Yellowknife Housing Authority and NWT Housing Corporation, Department of Health, Northern Health, Homecare, the band office Rainbow Valley and chiefs of Rainbow Valley and Detah has just completed a proposal to be presented to Social Services and NWT Housing Corporation for the construction of a senior citizen's facility which would have housing units for 20 independent senior citizens. But also we wish included in that, 20 personal care beds. We realize the later part does not come under the mandate of the Housing Corporation but it would be a joint facility.

It is becoming evident that the number of seniors living in Yellowknife, is on the rise. With the growth of our city more young families are moving in and with them often they bring their elders or once their families have moved in and become settled, parents or even grandparents decide to come to stay. We have had a lot of extended families inquiring to our group about housing and so they are becoming much more common and the housing situation is becoming much more desperate for the seniors. We therefore urge your committee to inquire into the state of housing for seniors in Yellowknife and to recommend that the proposal put forth by the steering committee, be accepted and that construction of such a facility be started as soon as possible. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Barbara. Do you have a copy of that report and could you give that to us.

MRS. BARBARA BROMLEY: Yes.

CHAIRMAN (Mr. Ballantyne): Do any of the committee have any questions? If I could just ask a couple of questions. All of us in Yellowknife know that there is a pressing need for a facility such as you are talking about, what sort of timing are you looking at for the construction of this facility?

MRS. BARBARA BROMLEY: Well we have done the proposal and hopefully there will be a meeting with Social Services and the Housing Corporation at the end of this month and we are looking for funding. Our group is going to try and get funding -- from where, we do not know, but we are going to try. The Department of Social Services has a certain amount of funding for seniors from last year and this year and if the facility can be done as we proposed, CMHC would be involved and we would triple that amount and that would give us the basis of it to start. We would hope that we would be able to start in the new year some time.

MR. BALLANTYNE: Just to better illustrate the need for a new facility, if you could explain the inadequacies of the facility that exists now in Yellowknife.

MRS. BARBARA BROMLEY: The Mary Murphy home, when it was built and opened 14 years ago, it was for independent senior citizens and over the years that is what it has been used for but it has now developed over the years to the point where the present tenants in there are needing a lot of care. Some of them need homemaking situations and some need nursing care. It can be done in the home, they do not need to be hospitalized. The Mary Murphy home does not lend itself to that type of service, although we are doing it. As well as that there are a number of senior citizens who are independent and could be in that home if we did not have those particular tenants. So that is the particular need for a personal care unit to be constructed along with independent housing.

CHAIRMAN (Mr. Ballantyne): Mr. Pedersen.

MR. PEDERSEN: We have a brief here from the Yellowknife Housing Authority, it also goes into housing for senior citizens and the personal care facility on Forrest Drive. Who operates that facility?

MRS. BROMLEY: It is operated by Yellowknife Housing Authority and Co-ordinated Home Care goes in and provides the homemaking situation and nursing care.

CHAIRMAN (Mr. Ballantyne): Mr. Pedersen.

MR. PEDERSEN: There must be some plans for the new Stanton Yellowknife Hospital, has there been any additional chronic care beds allocated to your knowledge?

MRS. BARBARA BROMLEY: Yes, there has been 20. But that is not until 1987.

CHAIRMAN (Mr. Ballantyne): Any further questions. Thank you Mrs. Bromley. Any other view of an individual or group.

MS EYA LEWYCKY: Good evening, with me is Kathy Timber and we represent the YWCA. I will decided our program very briefly to you. Our mandate is to provide accommodation for individuals in Yellowknife, we operate a residence of close to 90 beds and we have two different types of units in our residence. We have mini-bachelor suites and we have what is known as a cluster unit, a four bedroom unit with a common kitchen, dining lounge, eating area, kind of thing. My comments initial are going to deal with the housing shortage which of course we have statistics to illustrate. Our cluster units currently have a waiting list of 30 people and this is just to rent a single bedroom and to share the other accommodation which I described. The mini-bachelor suites which we allocate to rent out on a monthly basis has a waiting list of 26 people. We also rent out our mini-bachelor suites on a nightly and weekly basis as the need arises.

We provide what we call social housing to a variety of individuals and groups. We operate the seniors residence on Forrest Drive which -- I am not sure that is what Mr. Pedersen was asking about -- but the YWCA operates that through contract with the Department of Social Services. We also operate a shelter for battered women in the YWCA residence. We operate a hostel program for individuals who come to us and do not have financial resources to find a bed for the night. Most of these people are new in town, have come up here on spec looking for a job and have not planned adequately. We provide that kind of service as well, although the number of beds that we allocate to that currently, we have found not to be adequate.

One of the areas we wanted to touch upon was the expense of housing. We charge a rate which may be considered to be high by some. For example, for a cluster unit we charge \$450 a month, for the one bedroom and the use of the common areas. We simply have to do this although it does not cover all our costs but we have to in order to try to be financially responsible. The great problems of housing in Yellowknife being the terrific costs of housing, there simply does not seem to be enough of a return on investment in putting up housing and making units available, at least that has been our experience in making units available, at least that has been our experience in operating our own facility.

A statistic that you might find interesting is that 83 per cent of all women in Yellowknife work and this is compared to a national average of about 53 per cent. We suspect that so many women in Yellowknife work simply in order to afford adequate housing, to provide the kind of housing their

families require. It is interesting to note that many of the requests that we get for housing is for single parents, although we can't provide accommodation for families, we do get a lot of inquiries from women who are single parents, so there seems to be a real need to provide accommodation for them and I am sure that the Yellowknife Housing Authority has some data to show that as well.

I guess in summing up, we would like to say that obviously there is a housing shortage in Yellowknife, also we are wondering what kind of direction the Legislative Assembly is going to take in suggesting perhaps some new social housing policies and programs. Those seem to be inadequate, and by social housing I mean for disadvantaged people, for people in need, some of the kinds of programs that we are helping to operate, the battered women's program for one and the senior citizens program for another.

One thing that has become abundantly clear to us is that once the crisis is over and the woman starts getting her life in order, once she has made the decision that a break is necessary, her biggest problem is finding suitable accommodation for her and her children. This is the problem we would like to highlight to you. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much. Are any questions from Members of the committee? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. You mentioned in the cluster units you have a waiting list of 30 people. You also have at least one of those units used by students attending Sir John Franklin, that should be in the residence, I understand there is no room for them. It seems that part of the mandate that you have to meet is being put aside in order to provide housing for students, is that correct?

MS EYA LEWYCKY: Part of our mandate is to provide housing for students. That is really the reason why the YWCA was invited to run a residence in Yellowknife, was to provide accommodation for students. That has always been part of our mandate and we have been providing that kind of accommodation since 1965 in Yellowknife.

MR. PEDERSEN: Is that one unit that is used for that or more?

MS EYA LEWYCKY: We have contracted for three units currently, out of our eight cluster units.

CHAIRMAN (Mr. Ballantyne): Thank you. Any other questions. I think you asked a valid point in what direction does this committee see the Territories going in this area, it is really too early right now because we still have not finished our community hearings. But I think you brought up a valid point when you are dealing with a facility for women who have had violence perpetrated against them. It is something that our society now is just starting to come to grips with. It is a very serious problem throughout the North, and anything that you have, that you don't have right now, but any information that comes available to you, if you could get it to our committee, I think it would be the responsibility of this committee to look at that and see if it should be the responsibility of the government perhaps through the Housing Corporation to provide a facility about which you talked. So we would most appreciate additional information that you would have in this whole area. If you could just forward it to our co-ordinator.

MS EYA LEWYCKY: I can provide you with some statistics which we have compiled over the past year. We have sheltered 53 women with 48 children, some of those women have had children and some have not. Over 50 per cent of those women have been native and 34 per cent have been from outside of Yellowknife. We are getting them coming to Yellowknife on their own, they have heard about our program, and we are also getting them after having been referred by agencies in other communities, by RCMP, by Health and Welfare and by Social Services. So we are serving not just Yellowknife in that particular program but we are serving communities as far away as Coral Harbour.

CHAIRMAN (Mr. Ballantyne): I see Mr. Babiuk nodding his head.

MR. LARRY BABIUK: Members of the Legislative Assembly, Mr. Chairman. First of all I would like to thank you for this opportunity to bring our concerns to you regarding housing in Yellowknife. I appreciate that Mr. Arlooktoo feels that the concerns are not nearly as great as they are in the Eastern Arctic, however I can assure you Mr. Arlooktoo, that we too have concerns regarding housing and that there is a shortage. We hope with our presentation we will be able to enlighten you about some of the problems that we feel are problems in Yellowknife.

I am the chairman of the housing authority in Yellowknife. My brief will deal with concerns that the housing authority has. As such the board of directors would like to compliment the Housing Corporation on it's achievement through the relatively short period of time the corporation has existed. Under very demanding circumstances, the corporation has been successful in getting housing throughout the NWT to meet the immediate needs of the communities. While the corporation has not always been 100 per cent successful, given the urgency that existed at its inception, it should not be said that the corporation has failed.

The board of directors of the Yellowknife Housing Authority has identified four areas on which we will be commenting: 1) The inadequacies in currently available senior citizen's housing. 2) The increased demand for public housing in Yellowknife. 3) The public housing program and its shortcomings in Yellowknife. 4) Inadequacies in the Landlord and Tenant Ordinance.

The first of these items being senior citizen's housing, I realize that Mrs. Bromley has already addressed this item, however I would like to expand on it. In Yellowknife there is currently available 66 senior housing accommodations. These accommodations are 17 bachelor suites at the Mary Murphy Senior Citizen's Home administered by the Yellowknife Housing Authority. Thirty bachelor units at Northern United Place, six one-bedroom units at Northern United Place, eight beds at the personal care facility on Forrest Drive, five beds allocated for chronic care at the Stanton Yellowknife Hospital.

Several problems have been apparent with the majority of these accommodations. Most of the apparent problem is a shortage of suitable space for seniors requiring personal care. The facility on Forrest Drive cannot accommodate all the senior citizens in Yellowknife currently who require this level of care at this time. Current information indicates that there are 20 senior citizens in Yellowknife who should be receiving this level of care. This number does not include seniors who have been sent out of Yellowknife due to a lack of facilities. The home on Forrest Drive has operational shortcomings which severely limit its use. The most obvious is its inadequate size, less obvious is the fact that his home is on two levels which means that residents must be ambulatory. The result is that many who require this type of care cannot be accommodated at this home because they cannot climb stairs.

The accommodation for seniors who are able to care for themselves, the suites at Mary Murphy home and at Northern United Place may be better than nothing, but it is our position that they cannot be considered acceptable for an indefinite length of time. The bachelor suites in Mary Murphy are smaller than most hotel rooms and are not very satisfactory long-term accommodations. We are also experiencing an increase in demand from the seniors who are able to look after themselves. This increase is not only coming from residents in Yellowknife who are remaining in Yellowknife after retiring but also from senior citizens who wish to relocate here because their families have come here for employment, and other reasons. People want to remain close to their families however there is often insufficient room with the families to permit the seniors to share the accommodations. We feel that the demand for senior citizens accommodations can be expected to grow in the future. If plans are not started soon to meet this demand, we can expect the current situation to deteriorate even further.

The second concern that we have is the increased demand for public housing in Yellowknife. Yellowknife is currently experiencing a severe housing shortage, this shortage is no less severe in the housing we offer. However, while we can expect the current market situation to improve in the future, we cannot see where the increase in demand for public housing will drop off. We currently have a public housing stock of 161 subsidized rental units, of these 154 or 96 per cent have three or more bedrooms. The demand from applicants with family sizes that warrants accommodation of this size has remained steady and the supply is sufficient to meet this demand. However we have had a surprising increase in demand from smaller families, mainly single parent families, with almost all cases having a woman as the head of the household.

Due to the situation that these families have found themselves in, for example broken homes, it has been necessary for some years to overaccommodate some applicants. The result is, as of May 31st, 1984, 31 per cent of our units have been occupied by single parent families with one child and an additional 28 per cent occupied by families of three. Bear in mind that the vast majority of these families of three are also single parent families. At the same time our waiting list was made up of 31 per cent single parent families with one child and an additional 37 per cent of families of three. In virtually all cases, the income of these families are at the lower end of the income scale and additional expenses such as day care, these people find difficult enough to pay our subsidized rates and certainly could not afford the market rate for housing costs even if there was housing available in the marketplace.

Their only alternatives are public housing, shared accommodations which usually result in overcrowded conditions or leaving Yellowknife. Because of the increasing demand for our housing generated in large part because housing costs in Yellowknife are increasing at a faster rate than incomes, public housing is becoming less viable as an alternative for smaller families. We require an increase in the amount of public housing units in Yellowknife, specifically for smaller families.

Our third concern is the problems for public housing. In the majority of the communities in the NWT, a private market for housing is nonexistent. As a result the Housing Corporation is a provider of affordable housing and the programs operated by the Housing Corporation are intended to achieve this goal. Rent scales are designed to provide economical housing for all residents and in some communities, as you have heard, even these rents are considered too high. Unfortunately, the this attitude toward the public housing program results in Yellowknife, because rents for public housing are tied to income and housing is in such short supply, we are finding that the program in Yellowknife is evolving from a type of safety net for those who can no longer provide their own housing without some assistance to a type of security blanket, which once attained, tenants are reluctant to part with. As long as they remain in public housing, they know that should their economic situation change for the worse, they will still be able to keep the roof over their heads. In theory this is fine, it would be fine to be able to offer this security to everyone who requires a home. However this would be beyond the financial capabilities of any government.

The problem with the current problem is that it offers little incentive for a recipient of subsidized housing to improve his situation so he can once again provide his own housing without government assistance. In fact, there are cases where it leads to intentional manipulation of income and circumstances where a recipient can remain in public houses. The result is that families that should have the ability to become self-sufficient tend to become permanent residents of public housing. This depletes the available resources who find themselves in situations where they require the assistance of public housing, should be able to afford. What is required is a modification of the program as it now exists. Public housing should be seen as a social service, designed to give those truly in need temporary assistance to allow them to improve their situation and become self-supporting but recognizing those rare cases where public housing is a permanent solution to the families needs.

The last item that we would like to address is the Landlord and Tenant Ordinance. As we are not lawyers our comments on this ordinance will be kept brief and we will deal with the operational aspects of the ordinance. As it is currently written, this ordinance offers insufficient protection and recourse for landlords and tenants alike. The ordinance proves to be quite unwieldy and in too many cases does not provide satisfactory methods for resolving problems. Any actions taken by landlords or tenants are too time consuming if one party wants to be difficult about resolving the dispute. In fact any actions to resolve the problems are likely to result in significant legal costs. The result is that unacceptable solutions remain unresolved or deteriorate even further.

From the above report, we also have a few recommendations:

- 1) In view of the serious state of senior citizen housing in Yellowknife, we recommend that immediate steps be taken to provide a new 40 bed combined senior citizens personal care in Yellowknife. This facility would contain 20 units for senior citizens housing and 20 units for personal care.
- 2) Our statistics indicate that increasing demands for housing from smaller families will not diminish but can only be expected to intensify. We feel there is an immediate need for at least 20 condominium style two-bedroom public housing units.
- 3) Yellowknife Housing currently administers a policy which encourages people to enter the private housing market. We feel that incentive must be provided, either through the public housing program or other programs that may be developed to encourage people to provide their own housing. For example home-ownership programs currently available in other communities could be made available in Yellowknife to aid in this transaction.
- 4) The Yellowknife Housing Authority feels that a priority of the Legislative Assembly should be the revision of the Landlord and Tenant Ordinance to make it a more useful and workable instrument.

Thank you for allowing me the time to present this brief to you.

CHAIRMAN (Mr. Ballantyne): Thank you, Mr. Babiuk. I wonder if, just for the record, you could introduce Doug to the Members of the committee.

MR. BABIUK: I apologize for not introducing Doug Diener, who is the manager of the Yellowknife Housing Authority.

CHAIRMAN (Mr. Ballantyne): Thank you very much for a very thorough and helpful presentation. Are there any questions from Members of the committee? Mr. Arlooktoo.

MR. ARLOOKTOO: Thank you, Mr. Chairman. I would like to get some clarification about the recommendations that you just made to the committee. The fourth recommendation is what I need more clarification on please.

MR. BABIUK: In regards to the Landlord and Tenant Ordinance is that the present legislation is such that if a problem arises between a landlord and his tenant or vice versa, it becomes very costly to resolve such a problem because under the present Landlord and Tenant Ordinance the problem would more than likely wind up in court. This is costly, this is also very time consuming and thus the problem between the landlord and the tenant or vice versa only becomes greater.

CHAIRMAN (Mr. Ballantyne): Mr. Arlooktoo, does that answer your question?

MR. ARLOOKTOO: Yes.

CHAIRMAN (Mr. Ballantyne): If I could just add a point of clarification. I checked with Mr. MacQuarrie who is the chairman of our legislation committee in the Legislative Assembly and he tells me that the Landlord and Tenant Ordinance is slated for review in the fall of next year. And during the process of reviewing it by this committee it will be opportunity for interested parties to make presentations to his committee with suggestions of how that particular ordinance can be strengthened. Any further questions from members of the committee? Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. Larry, you did mention that the Housing Corporation should be getting a lot of credit for the housing problems and the supply of housing that they have designated to the communities. One of the things that I find with the Housing Corporation is that it's headquarter office has a substantial budget which is somewhere around \$1.5 million for six people. It also has special travel designated as part of the budget to cover annual leave assistance and medical travel for the corporation employees down south.

The other thing I find with the corporation is that a lot of the designs of the houses that they do make isn't adequate enough for the harsh climate that we live in. The other thing too is that the housing assistant program that is now in place, the people that are given this grant to build houses have also ran into problems with the metric system as well as the imperial measure. There is some designs of houses that we have witnessed in Hay River in where the outside design of the houses were done in imperial measurements and the inside was done in metric. And when you start finding those two differences -- I mean when you put your walls inside they do not jive with the measurements outside especially with your studs. I don't know what kind of credit we are going to give the corporation with regard to that but I certainly have things that I have to question the corporation on that.

The other thing you mentioned too with regard to subsidies. Is there any difference between what they call the subsidized housing and what the government employees get as subsidy for housing allowance?

MR. LARRY BABIUK: Mr. Chairman, obviously there is two questions here and firstly I would like to point out to Mr. Gargan that I am not going to apologize for the corporation. However, I will let my statement stand where I am saying that under very demanding circumstances the corporation has been successful in providing housing throughout the Northwest Territories to meet the immediate needs of the people. As I am saying, I choose my words very well in making that statement because we must admit that since the Housing Corporation was formed and I believe it was in 1978 and prior to that it was administered since 1968 by the territorial government, then I stand to be corrected, it may be 1974. But considering the short period of time this organization has been in effect, they have, in fact, provided a substantial number of units. I don't have the figures on how many units -- be they whatever type they are, we appreciate that in many areas they are very inadequate housing units but they are far better than what the people had prior to the corporation developing any housing in the Northwest Territories.

And I am grateful, at least for those people in Yellowknife who are utilizing the facilities. I am very grateful to the corporation for their development of housing in Yellowknife and I would suggest that we should all be throughout the Northwest Territories grateful for the efforts. We all know that there is room for improvement and we are all striving for improvement and I think even the corporation will admit that thanks to our federal government on metrification throughout the country, that we have had to put up with even additional problems in developing housing in the Northwest Territories.

Having said that in recognizing that yes there is problems, I still maintain that the corporation did a very fine job in spite of the fact they did not do a 100 per cent job. In regards to your other question on subsidies. The subsidies that we keep referring to is the same subsidies that all peoples in public housing are getting throughout the NWT.

I think you are familiar with the program. It is a social program and the territorial government along with CMHC is spending substantial funds on accommodations as well as the maintenance of accommodations throughout the Northwest Territories. I don't think that muddying the situation by bringing in the subsidies that territorial employees are getting or the subsidies that the corporation staff are getting -- I am afraid that I have to divorce myself from these situations because I am not responsible. I am a taxpayer, sir, and I know how much it hurts. Nobody pays me a cost of living subsidy.

CHAIRMAN (Mr. Ballantyne): Mr. Gargan.

MR. GARGAN: Thank you, Mr. Chairman. You did refer to about 30 per cent of single mothers with a child and also 37 per cent of single mothers with three children. I also understand that the territorial government, and I am not too sure about federal government, but are phasing out of public houses to their employees. Is there a percentage of government employees that are now asking for low rental housing too?

MR. LARRY BABIUK: I understand that there is not any government employees.

CHAIRMAN (Mr. Ballantyne): Thank you.

MR. DOUG DIENER: I am Doug Diener, manager of the housing authority. There are no government employees who are being phased out of government housing in Yellowknife seeking public housing who are employees that have been employed by the government for a number of years. Generally speaking, their income levels are high enough that they do not require the public housing in Yellowknife. However, there are a number of single parents, majority of women who are either relatively new government employees or who are at the bottom end of the government pay scales who are seeking assistance with public housing. In most cases though they end up finding housing on their own because once they move into public housing in Yellowknife, the government takes the view that they are already receiving a housing subsidy so they lose the additional subsidy from the territorial government, their employer. So it is generally more economical for them to find housing on the market if they are able to find something on the market.

CHAIRMAN (Mr. Ballantyne): Thank you, Doug. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I know Mrs. Bromley gave us the age of Mary Murphy Home and Northern United Place but I didn't write it down.

MR. LARRY BABIUK: I believe it is 17 years old and Northern United Place was built in 1976.

MR. PEDERSEN: This is just intended as a comment and any planners connected with housing perhaps should -- when we do start planning the facilities which you are proposing that it is open that we can do a little bit better in it so that in eight years hence it shall not be described as merely being better than nothing and smaller than most hotel rooms. How big are these units, actually? The square footage.

MR. DOUG DIENER: I don't have the square footage just off hand. Have you ever been in one of the mini bachelors upstairs?

MR. PEDERSEN: No, I have not.

MR. DOUG DIENER: It is not much bigger than Mr. Ballantyne's office. There is room for a bed, a dining set with a couple chairs around it, a stove, a fridge and a few square feet to walk around in and that is about it. They are not very large at all.

CHAIRMAN (Mr. Ballantyne): I might add that we MLAs have very modest offices.

--Laughter

Are there any further questions from the committee? If not, I have one that I would like to put to Larry. In just about every community that we have visited there seems to be a desire on behalf of either the local housing association or housing authority to have a little bit more control and some more responsibility in the delivery of programs. What is your feeling for your authority, are there areas that you would like to see yourself have more responsibility for?

MR. LARRY BABIUK: I don't feel that Yellowknife Housing Authority is ever really denied control. Maybe if we were going to seek any further control we would like to have more control over our budget but some things are attainable and others are not.

CHAIRMAN (Mr. McCallum): Further to that, there has been concerns in all communities that in fact the O and M budget for authorities and associations is not really adequate to maintain the units to an acceptable standard. Do you find that problem with your association here in Yellowknife?

MR. LARRY BABIUK: From the stories I hear from other communities, Mr. Chairman, maybe we do not experience the same problems that other communities do but yes, we do have problems as far as O and M dollars are concerned but everybody finds the same problem even me as a home-owner, I find the same problem in my own case but there is such things as a need and a greed and yes we would love to have more maintenance dollars. We also know that there is limited funding unless as Mr. Gargan indicated some of the dollars that are utilized for administrative fees in the corporation can be channelled to maintenance, I would appreciate that.

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

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to make a comment to Mr. Babiuk. Thank you for your good presentation. I realize the corporation is doing a good job -- according to the comments that you made in your presentation -- in Yellowknife probably due to the fact that everything is close by the headquarters and that. In all our visits to the communities they have different concerns regarding the corporation. I would just like to say I hope the corporation was that successful in the communities -- they wouldn't have to be here. I am sure they did some good but there is a lot of improvements that can be made for sure, especially in the smaller communities where we were raised and it is more apparent there, more so than in Yellowknife. I would just like to say once again thank you for your views and concerns and that will help us make recommendations for changes for the benefit of the communities. Mashi cho.

CHAIRMAN (Mr. Ballantyne): Thank you, Mrs. Lawrence. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. How is the housing authority elected, selected, appointed and by whom? How does one get on this housing authority?

MR. LARRY BABIUK: Our group is appointed at the pleasure of the Commissioner and the selection process is such that interested people submit a resume to the housing authority and the housing authority then submits names to the district office. And I might point out at this time that the housing authority is constantly having problems in recruiting new members to serve on the board but the names are then submitted to the district office. The district office channels them through the corporation office and subsequently to the Commissioner's Office for appointment.

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

MR. GARGAN: Thank you, Mr. Chairman. I don't know if you will be able to answer this but could you tell me whether it is a lot cheaper to build a condominium or fourplex as opposed to individual houses?

MR. LARRY BABIUK: You are right, I cannot answer that. I do not know.

CHAIRMAN (Mr. Ballantyne): Are there further questions from members of the committee? Is there anything further you would like to say, Mr. Babiuk.

MR. LARRY BABIUK: Yes, I would like to once again thank you for giving us this opportunity to address you and I would like to reiterate one final time that, no, I am not saying that the corporation is everything to everybody and that they are doing such a perfect job. I would like to point out that I feel that they have done a great deal of good in providing housing to all peoples of the Northwest Territories, be however humble a dwelling it is, wherever it is, it is still a house. In some cases, maybe it was a match box but it was housing that was not there and that is why the corporation was set up and if my memory serves me right, the corporation has in the short period of time provided in excess of 10,000 housing units in the NWT and I think Mr. Pedersen could probably correct me on that or even help me out. What is the numbers?

MR. PEDERSEN: If we have to go back historically, you are right, the Housing Corporation was set up in 1974. Some of the units you refer to were not provided by the Housing Corporation, they

were provided more than 10 years prior to that by the federal government and in fact the number of houses you just mentioned I would say that if indeed it is 10,000 units -- the corporation when they were set up inherited more than 50 per cent of that stock including all the match box houses.

CHAIRMAN (Mr. Ballantyne): Mr. Pedersen is a resident historian.

---Laughter

Thank you very much, gentlemen. I think Mayor Sian would like to make a presentation and I think members have a copy of the city's presentation.

MAYOR DON SIAN: Mr. Chairman, honourable Members. Over the past three years Yellowknife has experienced a continually decreasing amount of available public housing for the market. It has now reached the point where the housing shortage could best be described as critical. In the spring and summer of 1980 apartment building owners were offering incentives, such as one month's free rent, free parking and cable TV just for signing a one year lease. By the spring of 1981 these same owners found that incentives were no longer necessary, and subsequently they had to develop waiting lists for tenants because of the growing demand.

This dramatic increase in the need for housing was most unusual because there was no identifiable economic event that could be attributed to the cause of a population growth within our city.

In 1981, the Canada Census established the city's population at 9483, however, this was taken virtually in the middle of our housing surplus. The severe increase in demand for housing and the effect that this demand is having on purchase and rental rates for accommodation would indicate a considerably higher population.

Indeed, the Government of the Northwest Territories bureau of statistics adjusted population figure for the end of 1983 is 10,507. While they would disagree with informal statements that the population is near 14,000 they do accept that the figure of 10,507 is low. I might add that the city's best estimate is approximately 12,000 people in the city at the present time.

Public low cost housing is at a premium with only 159 units available, plus 17 senior citizens units. The last low cost housing was made available to Yellowknife by the Housing Corporation in 1979, this was five years ago. It would seem that the provision of these units has not kept pace with the population growth over a period of increasing demand. We have a very serious void in this area of housing in our city and I suggest that Government of the Northwest Territories has an important role to play in this area. Yellowknife, like many other communities across the Northwest Territories, is not immune to the social problems that exist in today's society.

Financing for private housing and public housing projects is extremely difficult to obtain. Lenders are prohibitively cautious and they are applying factors more appropriate to areas with poor economies, for example Edmonton and Calgary, rather than Yellowknife, which is enjoying a booming economy but is suffering an extreme housing shortage.

The private housing market has maintained a semi-reasonable level of growth despite high interest rates and tight lending. However, commercial apartment development except for Borealis Co-operative in 1983, is virtually non-existent. Adequate financing just does not seem to be available for the potential developer despite an environment where the demand is so high for apartment units that the waiting lists are in the hundreds, that is if you can even get on one.

The extreme housing shortage has also given rise to increasing social problems. While the city has always had some difficulties with squatters and transients living in undeveloped areas of the city, this has escalated to unprecedented proportions in 1984. The city has made every reasonable effort to control the unauthorized and illegal development of these units, however, the extent of this situation serves to highlight the housing problem in Yellowknife. Members of the committee, this situation is serious.

Another idea I would like address is the high cost facing prospective individual home-owners. Developing and servicing land in Yellowknife is a very expensive proposition. Rock, muskeg, permafrost, climatic conditions, high interest rates, the high cost of transportation of materials, and in general, the high cost of labour all contribute to the prices of individual serviced lots. However, through an agreement with the Government of the Northwest Territories, lots are developed and sold at cost. This cost includes a very small administrative element and a 10 per cent addition to provide for city facilities such as parks, green areas, future fire halls, etc.

Despite all of this, it can be said that developed lots are sold by the City of Yellowknife at prices competitive with and often lower than those in Alberta, which is suffering a severe recession. A recent newspaper article states that residential lots in the rural community of Camrose, Alberta are selling for between \$19,000 and \$33,000 each, and that is certainly in the same area that the City of Yellowknife puts lots on the market.

The high cost of construction and material, combined with the high cost of money, makes building a home a very expensive exercise. Once completed, the housing units that are placed on the open market for sale, are very costly because of the high demand and low availability.

Consistent with the city's resources and jurisdiction, the city has developed smaller multi-family lots in an effort to not only achieve economies of scale, but also to meet the financial capabilities of our smaller developers. The city has tried to address and assist with as many problem areas as possible. The city has also relaxed the enforcement of regulations governing the occupancy of unauthorized suites in single family dwellings. While we most certainly do not support or endorse this type of development, we recognize that now is not the time to enforce our regulations when people simply have no place else to go.

We have also been re-evaluating the growth plan for the city. There is little doubt that the present linear development contributes to the high cost of servicing. We have been exploring alternative growth areas in the Con Mine/Tin Can Hill area and the Niven Lake area with a view to shortening servicing distances and providing for a more compact and economic development pattern.

Since the high cost and limited availability of money to finance housing seems to be a major difficulty and deterrent to housing construction, it is felt that something must be done to make funding to individuals and developers more easily accessible. A number of years ago the city developed land by way of a local improvement loan process. This was clearly not an appropriate method of providing financing as it distorted the purpose of the governing section of the Municipal Ordinance and it put the municipality in the loan business. This is an example, however irregular of an effort made by the city to make it easier for people to finance land for new homes.

Presently, when a municipality borrows for land development, the loan is granted to be repaid over a period of five years. It was expected that land should be developed and sold within this timeframe and the revenues from sales are to be used to repay the loan.

As an incentive for the private home-owner, loans for land development could be granted on a 20 to 25 years repayment schedule, allowing the purchaser to repay the city over this same timeframe and lowering front end costs. Collection of payments could be made by adding a special levy to tax bills. If this process was legitimized it would stimulate more home-ownership by spreading the land costs over an extended period of time. Obviously, if this system were introduced, the city would want an agreement whereby repayment of moneys owed to the government would be based on land sales and not total land inventory.

Another incentive that the territorial government may wish to pursue to encourage northern home-ownership, not only in Yellowknife but also across the Northwest Territories, is a foreseeable grant similar to the \$3000 program which was put in place by the federal government. This program would also serve to recognize the high costs of northern construction.

An area that your committee should take a close look at is the territorial government policy on retaining vacant units for future use. With the severe housing shortage in Yellowknife you may find that it is not necessary to carry as large an inventory of vacant housing. I fully recognize the need to have some housing available for your new employees, however, faced with the market situation today, I think it is incumbent upon everyone to tighten their belts to help alleviate this situation.

Another area the government can help out is by continuing to put pressure on the major banks who deal in this area. The Hon. Taqak Curley had the right idea in bringing the vice-presidents of the chartered banks to Yellowknife, but for whatever reason, it would appear that the message did not get through. Yellowknife has a very stable economy, with a guaranteed housing market and if our potential developers are to alleviate our housing shortage, they must have access to money from the lending establishments.

As a final point, I would like to restate the absolute necessity of the territorial government through its Housing Corporation, developing new senior citizen, low cost and social service housing units for our city. We have a very obvious need for this type of accommodation especially in the inflated market that we face today.

I thank you for this opportunity to address you today and I sincerely hope that your committee will be able to make some constructive recommendations that will address the critical housing shortage within the City of Yellowknife. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Mayor Sian for a very thorough presentation. Just for the record, the gentleman sitting beside Mayor Sian is Hugh Stevenson, the city administrator for the City of Yellowknife. Any questions from Members of the committee. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Don, at the beginning of your brief here, you give populations figures -- in 1983, 10,000 or so, you also mentioned that there have been no public housing units built since 1979. What was the population back then?

MAYOR DON SIAN: In 1979 I would suggest the population was in the area of between 9000 and 9500. That is a guess.

MR. PEDERSEN: It seems to me in years past I saw signs up on the highway that was advertising a population of 12,000 and then it dropped down and up again but it has been fairly static in the past few years has it not?

MAYOR DON SIAN: I think that was in the cases where we were applying for per capita government grants.

---Laughter

CHAIRMAN (Mr. Ballantyne): Any further questions? Mr. Pedersen.

MR. PEDERSEN: You mentioned the waiting list in the hundreds, if you are lucky enough to get on the waiting lists in the apartments and so on, and the need to encourage development. I am not sure that simply making money easier available would in fact do it if we cannot and certainly we cannot do that but through federal affluency the cost of money would have to go down I think because when you look at the cost of putting a structure up and I have watched over a long period of time the housing units available for sale in Yellowknife and they certainly average, in the three-bedroom range, around \$100,000 mark. And at today's financing costs you are looking at \$15,000 a year interest plus utilities, etc. I suspect the majority of those on the waiting list are looking for affordable housing and not the kind of housing at prices you would have to charge building with today's cost of financing. It really becomes almost impossible to build anything and rent it out, for anybody to be able to afford it. I certainly do not have the answer and I don't think the committee has come up with anything yet.

You mentioned some of the difficulties in building on rock and muskeg and the high cost of transportation of material and its a comment we have heard in every place we went to. Probably only Yellowknife, next to Hay River, has the lowest transportation costs of any community we have been to. The further north you get -- I think in Coppermine a sheet of plywood is about three times the cost of what you pay here by the time you add the freight to it. So the problem gets bigger and bigger all over. Whereas Mr. Babiuk pointed out that the housing needs might be quite different in Yellowknife, in many cases they are quite similar to what we are hearing in other communities with modifications.

I would like to thank you for the presentation. It is very valuable for us to get. It was a very well thought out and written down presentation that we can take home, a little more than just a memory in our heads. It will help us in formulating our presentation, both interim this fall and final in the springtime.

CHAIRMAN (Mr. Ballantyne): It seems to me that one of the major problems facing Yellowknife and I know the city has made a good effort to put a lot of land on the market in the last few years, but for low income people it is very difficult to build a house at today's prices. Like Mr. Pedersen was

right when you are talking \$100,000 to build a house nowadays and that is really out of the range of a lot of people in Yellowknife. I wonder if a developer was able to build condominium units, because I think to answer Mr. Gargan's original question, there is an economy of scale in building condominium units that you could build, for sure the units would be cheaper per unit. But there is a technical problem right now, our existing condominium ordinance is *ultravires*, it's because there has to be a change in federal legislation. Do you think that might help the city in attracting developers, if we got that federal legislation changed so it would be possible for a developer to provide condominium units in Yellowknife.

MAYOR DON SIAN: Well, there is no question that a change in the Condominium Ordinance would certainly give the developers another alternative for providing housing. I didn't mention it because we have one of our local developers here and I did not want to steal his thunder. So I am sure later in the evening he will be addressing you on this particular issue.

CHAIRMAN (Mr. Ballantyne): Thank you, Mayor Sian. Another question I would like to put to you, we are looking at solutions and we do not know what we will be able to afford in the long run. One suggestion that has been put forward is the possibility of the territorial government providing second mortgages at a lower rate of interest, do you think that would help the situation at all and encourage people to build homes in Yellowknife?

MAYOR DON SIAN: I think anytime you can provide interest rate relief for at least a reasonable level of interest rate for mortgages, it is bound to help the market. In our presentation we suggested if we could borrow the money for land development over a 20 or 25 year period and allow the potential home-owner similar to a past program, which unfortunately was illegal, that would certainly help them with not having to have the up-front money. I think also the problems that we mentioned with respect to the banking communities is that the earning power of a young married couple in the North who have a job, they have enough money available to make a very minimum down payment on a mortgage for a home, but they simply do not have the major down payment that the banks require. While making this payment is no problem, they don't have the up-front money to get into it. It is an area where the government certainly in concert with the city can keep hitting the banks and asking them to take a closer look, because the earning power is certainly high, as was pointed out earlier, 83 per cent of the women in this community work and certainly they have to pay the rents now. And I am sure that given the opportunity to get into their own home, many of these people would take advantage of it.

CHAIRMAN (Mr. Ballantyne): Thank you, Mayor Sian. Another other questions of the committee? If not then we thank you very much for your presentation.

MAYOR DON SIAN: Thank you for your time.

CHAIRMAN (Mr. Ballantyne): Ms Cyr would you like to make a presentation.

MS GAIL CYR: I am speaking as a private citizen to the committee today. First of all, let me welcome the Members of the committee to Yellowknife and to wish you well in your endeavours as you work through your verbatim reports in order to make your final report and recommendations to the Legislative Assembly. It is my sincere hope that Yellowknife will be able to benefit from these recommendations although I realize that the role of the NWT Housing Corporation is limited to low cost housing or special needs housing. I strongly feel that through the Legislative Assembly, private developers, the banks, the NWT Housing Corporation, Canada Mortgage and Housing Corporation and the City of Yellowknife that strong measures must be taken to deal with the severe housing shortage that we have.

I am speaking from the perspective again as a private individual and not as an alderman during the session, as the mayor of Yellowknife has addressed this commission from the perspective of the City of Yellowknife. I do speak from personal experience of the scare of not being able to find accommodations when I first arrived and therefore understand the fears of those in that situation now. Secondly as being a former employer, where I worked hard to assist in securing accommodations for valued employees and was not able to find a house. Housing subsidies are not much relief for an employee if you cannot give them a house to use it on.

Lastly there are not many days in a week in Yellowknife these days, where you do not hear of someone who is looking for a place to live and stay or hear of somebody living in somebody's couch or someone needs to get out of a difficult or violent situation and can't, because there is no place to go. Housing is a basic, basic need of people and when there is no housing available, people do resort to various means in order to fulfil this need.

What are some of the problems with respect to meeting this need in Yellowknife? We know that the vacancy rate in Yellowknife is zero, however we do not know the precise figures with respect to the number of tenants who need accommodation and the nature of the accommodation. We know that there are waiting lists, in some places 200 names and in others less, but we do not know how many of these names are duplicates. What I feel what we need is a central registry of some kind in Yellowknife, where we have the names and the needs of people in Yellowknife so that we can get a proper perspective of the actual numbers of units that are necessary. It appears that management companies and housing authorities and other people somewhat act independently of each other, so that we really don't know exactly the number of units that need to be built. I have attended one office in Yellowknife, CMHC, and I heard a figure of 150 units that would solve our needs in Yellowknife. But again we do not know the precise figure. One hundred and fifty units is a lot of units, that means that there are a lot of people out there that need accommodation.

We need to know the ratio of market units to low cost units in Yellowknife. With the economy as it is and interest rates as they are, private developers are reluctant to build without guaranteed leases from large employers. That leaves out small business, small agencies and individuals. There are incentive programs offered to developers but we do not know why the private developers are not building. We need to ask them why and get their ideas of what they would need.

We know a large number of people in Yellowknife who are looking for accommodation are doing just that -- they are looking for houses. They won't be here tonight, collectively they do not have a good lobbying voice in order to deal with their needs. We also know that banks have not been lending money, either to private individuals or to developers without a large capital or equity base.

We know that there are specific types of accommodation needs for the elderly, both independent and private care, the handicapped, battered women, single parents with children and for those who are in transition between fully independent life and supervised living, for example, Arctic House. We know that those who are on fixed income have difficulty in paying for the repair requirements of existing houses or increasing costs of utilities as private citizens, but want to live independently, they don't want to get into the low cost or social assistance cycle.

We know that development costs of land is high, given the shield, the rock, the development costs. We know that resources are available to design homes and accommodation to suit northern climates.

I had a little note here from Pat McMahon, she wanted me to put in that the elderly on fixed incomes have a lot of difficulty paying for government inflated services and utilities in order to pay for their present homes or the homes they have always lived in all their lives.

What can be done? It is difficult in Yellowknife, we do not fit any of the community's scenarios in terms of what programs are available for us as residents. But we need more co-operative housing units built with the same initiative and organizing powers that were used to build Borealis Co-op. That would release some of the apartment units that are in Yellowknife. However it does not really deal with the need that we have now, which is people that are really out of apartments, they are on the street or they are living with friends or in tents or they are unauthorized.

The housing authority has a large waiting list of prospective tenants and therefore there is a need for more low cost units. We need to have a review of these incentives offered by the federal and territorial government to private developers. Are they enough? What would the developers propose? And where are the limits between the two?

Just to show you that great minds think alike I was going to also congratulate the efforts of the territorial government in bringing bankers from the South into the North. We have not had the same kind of problems like places like Calgary has had and it is that initiative that has brought those bankers up North to talk with developers and the chamber and others too in order to let them know what our particular economy has been like. That particular incentive by all those parties should be applauded and could we repeat those from time to time.

Particular incentive should be built in where developers are building new buildings to meet the needs of the elderly, the handicapped, the need for day cares and other specific areas of concern. These areas of course need specific dialogue and report with those concerned agencies on specific requirements in terms of numbers and need.

I would like to call to action the northern developers and the bankers and the NWT Housing Corporation and Canada Mortgage and Housing Corporation to work together to aggressively deal with these problems that we have here in Yellowknife in terms of its needs and market and low cost housing. I see the city of Yellowknife sitting within this structure to assist in their capacity in the selection of land and permit approvals and development applications and so forth to work out the phases of development by the most effective and efficient means.

I feel that major employers when they are moving out of houses or will be moving into Yellowknife should be compelled to contribute to housing needs. I would indicate that these employers should be your more long term employers, government, NCPC, that move into Yellowknife. Any long term mining interests. I don't think that we can go for a boom and bust as we had in 1975 and 1976 where we had many many vacancies. And I think we really need to have a very concerted effort at long term forecasting on housing needs by all levels of government in order to deal with our periods of economy and our growth. Both in Yellowknife and the Northwest Territories.

So I thank you for your time and interest and request again that you as committee members not overlook the concerns that we have in Yellowknife, for the people that are looking for places and need places. They are as important as anybody else is concerned in the Northwest Territories. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much Gail. Are there any questions of Gail from any members of the committee?

MS GAIL CYR: Gee, I must of answered them all.

---Laughter

CHAIRMAN (Mr. Ballantyne): Well, thank you Gail and if you think of anything else you are welcome to come back up.

MR. DAVE SPEAKMAN: I have been a resident of Yellowknife for three years. I guess I am a result of some of the problems on shortage in Yellowknife. I have been unable to find cheap or inexpensive accommodation on a permanent basis since I have been here. I would like to stay in Yellowknife on a long term basis but have been certainly unable to purchase any land and certainly unable to build a building with my available resources. I am currently living in a tent out at long lake park legally until the end of this month.

It is a particular frustration to be in Yellowknife now and see all the building that is going on from business space to store space and office space, private residences going up at Latham Island and Frame Lake South. Large buildings and yet there has been a lot of talk tonight about the expense of money and the difficulty to borrow and the inability to build with these current high interest rates. Surely the people doing this building had to borrow this money in some way. The question of Yellowknife being a boom and a bust town as being the reason or potential bust for the lack of developers or inability of developers to put up multi-unit apartment dwellings doesn't seem to make sense when all this building is going on. It looks like a very healthy place and as many people have said before me it is a very healthy economy here in town.

I understand that service lots have been provided in Frame Lake South but again they are out of my reach and out of the reach of many like me. I wonder if part of the problem that is causing developers to shy away from putting their building up here is where they are being told they can develop. If they are only told that they can build in a certain area, I think perhaps that might have some reason behind their reluctance to go ahead with their construction. They have expressed interest in developing in Miven Lake and Tin Can Hill area and I would like perhaps this committee to look into reasons as to why that land is not available. Surely the need is great enough that if they are interested in building that they should be given as much encouragement as possible.

The second major thought that comes to mind when I think of housing shortage in Yellowknife is the impact of government lease units on the available housing stock. In the 1979 report on the housing task force on employee housing it was recommended that the GNWT be out of staff housing business by the fall of 1982. In a Yellowknife apartment survey released August 1983 for the year December 1981 to 1982, of all apartment units and sizes there are 1239, leased 769 and privately available are 470. Sixty three per cent of all available units are leased units, and all of the leased apartments the GNWT was still holding 40 per cent of them. I think that this preferential treatment is discriminatory and undesirable.

As well a point that was brought up by the mayor that the vacancy is particularly difficult to accept when you know that there are so many people looking for places to live and you pass by the same place every day and you know that that unit is not being used. It is being heated and being held for somebody who will be coming up supposedly to fill a job. If this is the situation I don't know why the hotels can not be used, the Twin Pine which has housekeeping units to house people on a temporary basis for people who are coming up for contracts or on a temporary work basis.

In the city submission, there was something mentioned there about relaxing some regulations and I think this perhaps goes a bit farther. In my time in riding around town you certainly see places that are not being used and are obviously quite run down but there are a lot of people here who are quite capable of fixing a place up and getting liveable but when you try to do this you run into bylaws that prevent people from moving into older buildings until they have been upgraded and are considered as new construction. A particular note is in Old Town, if the house is not on a permanent water supply or has been left off and not used on a regular basis has to have a 400 gallon water tank installed and an 800 gallon sewage holding tank.

I lived last year for eight months down in Willow Flats in the Woodyard in a small place by myself and I certainly never used more than 45 gallons of water a week and why something like this is required at 400 gallons, it certainly puts restriction on people who are willing to put their own money in an older place and fix it up and prevents that type of housing from being utilized to relieve some of the burden.

Those are some of my comments on the situation. They probably do not reflect a deep understanding of all the difficult problems that are involved in this. I would just like to say though that in the three years that I have been up here I would like to think that I am a northerner or becoming one and by that I mean understanding some of the cultural and traditional aspects of this part of Canada. Unfortunately the longer I do spend my time here I am realizing that to be a northerner requires a lot of money and I don't think that should be a criterion for having to live anywhere. I hope that the recommendations that the committee comes up with can be acted upon and that in the near future the housing shortage in Yellowknife can be dealt with and some of these problems overcome. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much Dave. Are there any questions or comments from the members of the committee? Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to make a comment to Dave Speakman. There are some standards and policies that have been imposed upon us that we have to live with and it is making it very difficult for some people like yourself and some elders in the community to live up to it. One of them is like the electricity, there are some standards and policies that you have to follow by the national inspectors. For elders that have no vehicle they have to have two plugs outside before they can get their power put in. Same goes for that tank for whatever reason they require a big water tank, maybe some people take more baths because they are more dirtier, I don't know. But those are some of the standards and policies that are imposed on us and it is very difficult for some communities to follow. I have an office in Fort Res that I can't even get the power put in because the power has to come from the back and has to come through the front, so the building has to be moved around. So it is imposing a lot of hardships on a lot of us. Thank you.

CHAIRMAN (Mr. Ballantyne): Any comments from the Members of the committee? I think I will make a comment. Dave, you came up with a very good point. I too in years gone by have lived in a tent in Yellowknife because of housing shortages in the middle 1970's. I have lived in shacks in Old Town. And always the Old Town always provided that alternate style for people who didn't have the money to live in large houses. For a number of reasons a lot of the shacks are starting to disappear in the Old Town and there is nothing to really take their place. I think that is a real problem and there is really no where for people who can't afford to build a big house in Frame Lake South or pay \$140,000 for a house in Latham Island. They have very very few alternatives. I guess what is happening is that bureaucracy has come so much to Yellowknife well through the country is that all governments have to start the way, we have these certain rules but we have a reality now and people need a place to live. I think, I know in the past the city has turned a blind eye at times to people who were not living exactly by the rules. So, I think that at times like this that that is important and I think that if we do exactly by the rule of the law it can really cause a lot of hardships to people so I think it is a good point, that we should all keep in mind is that people do have the right to alternate lifestyles and they should have the right to housing that they can afford in our community. So thank you very much David.

CHAIRMAN (Mr. Ballantyne): Mr. Jason and then Mr. Chang.

MR. JASON: Tony has asked me to be as brief as possible. I think we both have scheduling problems this evening. Mr. Chairman and Members of the committee, my name is Len Jason and I am chairman of the Yellowknife Chamber of Commerce. Before I begin, if I may be permitted to suggest in response to Mrs. Lawrence's closing comments to Mr. Speakman. I would hope that as legislators you are in a position to examine those regulations which you feel are creating hardship for people in the North, and I know that they are. The fact of the matter is that you together with municipal officials have the power and authority to change those regulations and I hope that one of the mandates of your committee would be at least a summary review of those that are creating the greatest difficulties.

I apologize for the fact that I have no prepared statement. I only have a few notes that do not necessarily represent the official position of the Yellowknife Chamber of Commerce. I solicited input from a number of our group and committee chairman and as well collected some observations that are based on our contacts with the construction industry with developers, bankers and our experiences as individual home-owners or renters. I would first say that the comments or suggestions are really directed at circumstances in Yellowknife. I know that in remote centres the situation can be much more aggravated, much more severe, however many of the suggestions or comments that I make are contained exclusively to Yellowknife in terms of potential solutions.

I appreciate the difficulty of the task that the committee is pursuing. The fact that you are dealing with various levels of expectations by people in the North. Individuals in the remote centres who are in pursuit of traditional lifestyles who have not even substandard but subsistent housing. To those expectations by people in more urban communities that look for housing that include six appliances an air conditioner, a garberator and a live in day care centre. You have your work cut out for you.

The housing market in Yellowknife, particularly is buffeted by market pressures and government policy, both. Traditionally, within southern jurisdictions government policy has been set to counter or level out market influences. That has not been the case in the North or in Yellowknife over the past few years. Where combined market influences, bank interest rates, lending policies, etc. together with housing demands coupled with either poorly planned or misdirected government policy have really created some chaotic situations. And I reference for those of you that read last weeks "Yellowknifer" a letter from a lady in the community, who after receiving her grant to start up her business lost her grant to live in her accommodation. That in my opinion is poorly directed government policy.

In Yellowknife the situation can be described very concisely, as tight and expensive and it has been reiterated many times this evening. There is no rental accommodation. For that one particular part of the market which has the largest demand. New land as supplied by the city of Yellowknife has despite performances above southern standards not been trading and being developed I think as well as expected. This situation is limiting our growth, that is the bottom line for Yellowknife. It is increasing wage compensation packages in the business sector or the private sector beyond practical limits in many cases, particularly for small ventures. And it is destroying a goal which many people particularly in the business community see for Yellowknife as a service centre for the North because it is becoming more and more difficult for us to compete with southern based work forces that are hired by the northern companies and work in the various remote campsites. We hope to see those people living in Yellowknife and that unfortunately will be a dream that will not be realized without affordable housing. I would point out that some of my comments go beyond the realm of the NWT Housing Corporation because I think that the ability of the private sector to provide affordable housing directly impacts the activity of the Housing Corporation itself, particularly in the city of Yellowknife.

Just a cursory examination of the factors, the developers and individual home builders and government are affected by and I will come back to some of these later. Interest rates of course are of particular concern, they have been referenced a few times this evening: 13 percent for an individual home-owners mortgage; for commercial lenders who plan rental accommodation, 15 to 16 percent perhaps higher. Why do interest rates effect the ability of developers to supply housing, when you are looking at 15 to 18 percent rates for commercial money on development of rental accommodation, even 30 to 60 days delay in construction schedules or occupancy conveying a series of units providing no return whatsoever to the developer for up to a year and a half? Those are the realities of dealing with Canadian interest rates.

Construction costs. I will hold my tongue on this, we just went through a tendering process on a commercial venture. Construction costs are high, they are too high by southern standards particularly also by northern standards. Total development costs for individual built houses are almost at par with the current market values for existing comparable structures. That gap is getting closer and closer and closer, it may in fact be cheaper to buy a house on the open market than to build it yourself. In the rest of Canada of course the distance or the size of the gap is considerably in the other direction.

Land development costs by the municipality are escalating. In talking with some city officials over the past few months they fear that in the near future with newly serviced land they may not be able to provide individual home-owner lots for less than \$25,000 or \$30,000. That is a very big step, very big first step for those people planning their first house, almost an insurmountable first step. The city is running out of easily servicable land, we are into the rocks and the puddles and it costs money to move both. We are hemmed in as you all know by the airport, by the mines and by the lake.

Another factor which may not be as obvious as the rest but it does affect development costs and construction costs to a certain degree and that is pace-setting by major developers including and predominately the government. I reference the matter in which property values are established where you look at the last case scenario, you look at the last lot in the same zoned area and find out how much it sold for and you establish your base line around that. If government does not adopt a cost cutting or competitive attitude in dealing with contractors and allows higher construction costs that usual that is pace-setting and it affects the rest of the industry.

Another factor, again which is not so obvious in a forum such as this, is employee northern allowances. The fact of the matter is that the majority of the people that are living in publicly assisted housing units probably work for the private sector and most likely do not receive no form of non taxable northern allowance such as their counterparts in government.

New developments and rate structures for existing dwellings are in large part based upon not only real costs but what the market can bear, and what the market can bear is the total compensation package presently being paid to government employees and employees of large corporations who receive supplements through the form of non taxable housing allowances. This effectively locks out the bulk of employees who don't receive the same benefits in the private sector. This also is a form of pace-setting. It is highly discriminatory and has a very rippling effect.

Another factor which has been mentioned a number of times and I will expand on it slightly are building regulations and building techniques. New technology is impacting upon us in the form of higher costs. Metrication impacted upon us in the form of higher cost, stricter building codes created added expense, and I am not saying in this instance that we should be lifting regulations at the expense of safety factors but we should eliminate overloaded or unnecessary design features where they are not necessary and provide nothing toward an enhance lifestyle.

Again, a point that was brought up by Dave Speakman is the upgrading of sub-standard units and I think back to the time when the city of Yellowknife placed a development freeze on that section where he lives in the Old Town, the Flats, deciding what to do with the area. Most of the upgrading that has been done in that area I suspect has been done illegally contrary to the codes but it has probably provided more transient housing for individuals in Yellowknife than in any other part of the community.

Now back to a couple of the areas that I mentioned, construction and development costs and this is also applicable to government as well as to the private sector. There is a conflict between the least expensive method of providing accommodation units, supply and build. The supply and build concept involving large developers with capital, knowledge and volume production savings, economy is the scale as has been mentioned. The conflict is between that and utilizing northern based firms for all phases of design and build, usually resulting in higher costs. The higher costs may in fact be the amount of the northern preference, 10 per cent, in other cases it could be higher. The return of many of the dollars by those construction companies to the communities in which they are based in the North is really the basis upon which those contracts or tenders are awarded to northern companies. The former supply and build benefits house buyers and renters but not necessarily individual home builders who build on a much smaller scale and utilize northern based firms. How do you resolve this? I won't pretend to be able to answer that. The territorial government in all its wisdom has not established an adequate northern preference policy that everyone has been happy with and that satisfies cost factors. My business instinct say one thing but my northern allegiances say another and that is the dilemma that most everyone is in.

The city of Yellowknife has no northern preference policy. They have an open bidding policy however even it is facing unprecedented cost for new land development. Land development cost for the new land buyer and home builder frighten me because to a certain degree I see them fortelling the destiny of our city and our ability to grow. Costs are not tumbling as they are in the south because many of the price increases have been strategic price increases. They have been in key areas affecting us dramatically, such as fuel. Which if you look closely affects our utility costs, the transportation to supply materials, a whole range of features that decreases in southern base materials has not offset.

I have only provided you with a description of circumstances that the private sector is facing in terms of supplying affordable accommodation in the city. What I would like to do now is leave you with a few thoughts, some in the form of recommendations and they don't cover the entire sector because as I say I won't pretend to have all of the answers.

The first is that assistance by government in my opinion should be at the base level of development with the lowest component cost prior to value added features. I think this is the most effective and I refer specifically to assistance to the municipalities and the development of raw land. Keeping original costs as low as possible in order to provide the maximum number of new entries in terms of potential home builders into the market place. Remember the purchase of that property is very often the first step. This approach may be preferable to end user home-owner grants. I think the two should be examined. I will not say that home-owner grants are not acceptable form of incentive or assistance but I think the two should be looked at.

In terms of public housing. While rental accommodation will always be necessary as a safety net, as the chairman of the Yellowknife housing authority has indicated. I think the Housing Corporation should explore some alternatives in terms of allowing people to make an investment and create an equity base. And that is that instead of only subsidizing rents why not consider subsidizing mortgage subsidies where possible in this instance should be directed at creating a permanent resolution, by lending a hand rather than create an environment of dependency.

Another area that I think the government could address and this revolves around the trip north by the bankers. I had close and intimate dealings with these people when they came North, the initiative is not finished, it will be nursed further and I am still looking for some positive results from that. But one area I think the government and perhaps there is a role here for the Housing Corporation specifically rather than the government putting up money or providing loans or providing grants is simply to provide guarantees on a larger scale basis guaranteeing commercial mortgages by the chartered banks or trust companies to developers and companies providing accommodation on the market.

My next area of recommendation would be in terms of design, development and construction criteria in and for the North. In terms of developing a resource base for those areas in the North. I suppose what I am really asking is that we move that body of knowledge from Winnipeg called design 10 group, that does all the design work for much of the government and is only 100 miles from the U.S. border, moving that expertise into the North and looking seriously at programs and initiatives in terms of research and development that can provide innovative approaches inexpensive approaches to putting affordable accommodation on the market. We may in fact have an exportable product to other northern countries if an initiative like that was undertaken. I think we have to involve an initiative like that the commercial sector, the developers and also work in concert with the educational faculties in the North that are involved in this area.

The last point is just a reminder about northern allowances. It is a critical element. I face every day as many private sector business individuals do at our inability to adequately or comparably compensate our employees. I still cannot understand and this is a federal government policy but the territorial government of course has an opportunity to influence this, I still cannot understand why I can hire an employee to do exactly the same things as someone across the street working for your government and they both get paid the same amount except the one across the street takes home more money. It simply does not make any sense and it does affect housing and the opportunity for people to afford housing in the city. That closes my comments, I am sorry Tony. I will answer questions as quickly as I can and will then depart.

CHAIRMAN (Mr. Ballantyne): Thank you, Len. Just to tell Tony that when Len said he would be brief, comparably that was brief for Len.

---Laughter

Thank you very much for a very good analysis. Some of the points that you brought up are points that haven't been brought up before and I think they are something that we can look at very seriously. I would like to ask if there are any Members of the committee that have any questions for Len? Any comments? That is an indication of your clarity, we understood. Thank you very much Len, that was very good. Tony Chang.

MR. TONY CHANG: Thank you, Mr. Chairman. Members of the committee. I just planned to come here as an observer basically, but after hearing some of the comments I thought I should get up and clarify a few things. Basically I am just a concerned citizen. I must say that my speech is very well thought out or well organized because I was making notes as went along. One of the things I would like to address firstly is as Mr. Ballantyne said was the legislation governing condominiums. There isn't any in the Territories and it makes it very difficult for developers and therefore also very difficult for citizens to be able to have an alternate to private single family dwellings and apartments. That is their only choice right now. Condominiums would provide a cheaper alternative in that someone who doesn't want to live in an apartment but cannot afford a house would be able to buy a condominium because it would be cheaper to build. I think that would answer Mr. Gargans question.

Building costs in the south are between \$30,000 and \$35,000 per unit and in the North it is between \$60,000 and \$75,000 per unit, and that is by CMHC standards.

One of the things I would also like to address is, Mr. Len Jason said that there are poorly directed government policies and he made a comparison of the EDA grant that was given for someone in business and then taken away from somewhere else. I would also like to say that it is also very poorly directed in that EDA grants are given for studies but in the same token they are not given to developers. I cannot understand why an EDA grant should be given to someone to make a study and when someone wants to give something concrete to the community they cannot get a grant. I think that is something that should be looked into. Ms Cyr said that there were incentives for developers but I have yet to find any and I have asked quite a few. I have asked the territorial government, the federal government and the municipal government and there are no incentive programs and if the committee is aware of any I would like them to contact me and they could tell me how to go about it.

In answering Mr. Speakman's statement about he sees a lot of commercial going up and not any private development for apartments or homes. One of the reasons why is, to build is very, very expensive for residential and the return is very low. On 1000 square foot of residential you have a return of approximately \$11,000 and you have pay everything, including all utilities. For 1000 square feet commercial you have a return of between \$18,000 and \$22,000 and they will pay everything. So that is one of the reasons why you do not see commercial going up. Mr. Len Jason did say that the money for commercial building, and that includes apartments, is very expensive and that is very true. That is one of the things that maybe the committee could look into, having some kind of subsidy or guarantees for residential. I am not talking about commercial in the sense of office space, but commercial in the sense of apartment buildings, that they could have some sort of guarantees or subsidies that they could have the same rate as single family dwellings.

The committee should look into the red line policy for lending institutions for the Territories and there is a red line policy for apartments or for commercial. There is a red line policy and they will not go north of Alberta and that makes it very difficult. Speaking as a developer, I am in the process of putting up an apartment building and it has taken me over a year to put together and I have only now started to work on it and it is very difficult and very costly. That is one of the reasons why you cannot charge a low rent. That is just in answer to Mr. Speakman.

One of the things that the committee could look into, CMHC does have a program that is not available in the North, that is a second mortgage without an interest rate, that is available to developers in the South and that is for a negative cash flow on any multiple residential building and the committee should maybe look into having a CRSP program available in the North for developers. I think that is probably it.

CHAIRMAN (Mr. Ballantyne): Thank you. Are there any questions from Members to the committee? Mr. Pedersen?

MR. PEDERSEN: Mr. Chairman, thank you. Tony, you mentioned \$35,000 in the South per unit and \$65,000 in the North. Was that for condominium units?

MR. TONY CHANG: That is for apartments, yes. Also condominium style units.

CHAIRMAN (Mr. Ballantyne): Further questions from the committee? I have a couple. I wonder if you can clarify the red line policy?

MR. TONY CHANG: The red line policy is that they just do not go north.

CHAIRMAN (Mr. Ballantyne): You mean a local lending institution here could sort of okay something up to \$25,000 but more than that they do not have any authority to do it here?

MR. TONY CHANG: That is correct. For large amounts the banks will not go north.

CHAIRMAN (Mr. Ballantyne): Also, if you could just give us a few more details of CMHC's policy of second mortgages. What is that program called?

MR. TONY CHANG: That is called a CRSP program and that is available for negative cash flow residential units. It is an interest free second mortgage.

CHAIRMAN (Mr. Ballantyne): Do you know if that is the only criteria?

MR. TONY CHANG: It has to have a negative cash flow.

CHAIRMAN (Mr. Ballantyne): Do you know if anyone has actually tried to apply for it? Have you tried? What have they told you?

MR. TONY CHANG: Well, I am working on it, but not on this project.

CHAIRMAN (Mr. Ballantyne): That is a good one though. I was not aware of that and I think it is definitely worth looking into.

MR. TONY CHANG: I think the committee should really look into the EDA grants that are given out for studies. That is nothing concrete and it is not available for residential units.

CHAIRMAN (Mr. Ballantyne): Okay, you mentioned the idea of incentives for developers. What sort of incentives would you be looking at?

MR. TONY CHANG: I think there are tax incentives that are given in other cities and communities or guarantees. I myself have never asked for incentives or for any subsidies. One of the reasons why I have never asked for assistance is because I find that when you get loans from the government you have to go through too much red tape, it is restrictive, it is costly, you borrow \$20,000 and you have to pay \$6000 in lawyers' fees so you only get about \$14,000 and you have to pay back \$20,000. So that is one of the reasons why. And they take a long time to get. The criteria to get the grants do not seem fairly stable.

CHAIRMAN (Mr. Ballantyne): Thank you, Tony. Any of the committee Members like to ask Tony a question? Fine, thank you, that was very helpful. Chris, do you want to say something?

MR. CHRIS HOLLOWAY: My name is Chris Holloway and I have lived in Yellowknife for the past 10 years and I live in a houseboat. I would like to point out that I was not forced to live in a houseboat due to the housing shortage, although two years ago when I moved in it was just about as tight as it is now. But I live in a houseboat because I like it. I understand there is a movement afoot on the part of the city to "deal with the problem". I believe the city is probably under some pressure from taxpayers because houseboats do not pay taxes. I see houseboats as one possible alternative to the lack of housing and also an alternative to what is currently available, for example, Frame Lake South, where you can for \$100,000 get a postage-stamp lot with a trailer on it.

I would also like to say a few words on squatters. On Joliffe Island and areas of Old Town and I believe one or two on Latham Island there are quite a number of squatters. Most of the squatters have lived there for quite some years. I think removing the squatters at this time would disrupt many people's lives and put additional pressures on the powers that be, to provide housing for those people just to appease those who already have housing. I would also like to point out that I do not think that Yellowknife is not Camrose, Alberta. Yellowknife is not surrounded by hundreds of square miles of privately owned land. I think a lot of people would prefer to live in a rural area. Some people are living out at Prelude, illegally, but they are living there, for a fraction of the cost of what it costs for that trailer in Frame Lake South. I think a possible alternative would be to release some land, probably lease it, because if the people owned it they would be in a position to demand services. But if they leased the land on the condition that they did not receive services, such as school buses and all those other things that the city has to pay for, it would provide housing for quite a number of people. I think that a house should be a home and I personally do not want to live in a trailer in Frame Lake South. That, to me, would not be home.

CHAIRMAN (Mr. Ballantyne): Thanks, Chris. Are there any questions from the committee? I have a couple. I would just like to point out that Chris was kind enough, when we had our public meeting in Detah, to take the committee out to his houseboat which was interesting for all of us. I think you are pointing to something in the area of houseboats, that has been a viable alternative in a lot of places in the country. It is sort of a new thing here and it is causing some difficulties with some people. But how do you see handling that situation to alleviate some of the concerns that people have and really have it as a viable alternate lifestyle here in Yellowknife?

MR. CHRIS HOLLOWAY: Yes, I meant to mention that back there in my notes but they are pretty messy. Yes, I think the city is eventually going to approach us on that and I am sure we can come to an amicable agreement. I think at the present time it would probably be in their best interest to just let it be. I can see down the road paying some taxes. I was not going to get into all that but I do not have a paved road to my door. That same paved road provides access for power and telephone, cablevision, sewer and water, school buses, fire protection. I do not get any of that, I provide it all myself. I think if the city tried to take us under their wing we might be in a position to demand that.

CHAIRMAN (Mr. Ballantyne): As I said, I think it has all kinds of interesting possibilities and I would hope that the city would explore it in a positive light and meet with you and work out some positive ideas out of that whole concept.

MR. CHRIS HOLLOWAY: I think that some houseboats in the bay would add something to what makes the North interesting. There are not too many houseboats this far north. It should improve the waterfront and it could.

CHAIRMAN (Mr. Ballantyne): There was another comment about the idea of opening up land outside of Yellowknife. There has really been a large problem with the federal government in making any land available. They have made some cottage lots available. I think the territorial government controls approximately one per cent of the land mass of the Northwest Territories and the rest is very tightly controlled by the federal government and until the territorial government gets some real management controls over land up here I think that sort of alternative becomes difficult. I think that also has some possibilities, but right now everything is pretty well frozen. It is very tough to get hold of that sort of land.

MR. CHRIS HOLLOWAY: I think at the present time the boundaries of the city of Yellowknife go quite far beyond what is currently built up and I think there is a fair bit of land available for cottage sized leases within the boundaries of the city of Yellowknife with minimum services.

CHAIRMAN (Mr. Ballantyne): Okay, thank you. I think you have given us some interesting food for thought and we really appreciate your comments, Chris. Anybody else?

MS BARB McLEAN: Hello. My name is Barb McLean and I am here as a parent and I live in subsidized housing. I am concerned because I have three children and one of my kids is disabled. I pay 25 per cent of my wages for my housing and power besides, and you get 25 per cent back from your power. I would like to recommend that the committee make some special clause to the Housing Corporation that a parent or any parents in the Northwest Territories with a disabled child be given a special rate because of the added expenses for medical treatment, transportation, etc. of having a disabled member of the family. There is just the set rate of the 25 per cent of your income and in a lot of cases it cost a lot more to have three or four or five children than it does for one child and I think there should be some type of discount given to the amount of children that a single parent has to support. That is all I have to say.

CHAIRMAN (Mr. Ballantyne): Thank you. Are there any questions? Mr. Pedersen?

MR. PEDERSEN: Mr. Chairman, I thought there was a reduction based on the number of children, or it is a minimal thing I suppose.

CHAIRMAN (Mr. Ballantyne): I think there is a deduction but it is a very token one on the number of children. It does not really help very much at all, just a few dollars they deduct.

MS BARB McLEAN: Yes, there is a small reduction being a single parent, but still, when you have my care costs as well it is very hard to get ahead and to make your payments on your 25 per cent.

CHAIRMAN (Mr. Ballantyne): Mr. Pedersen?

MR. PEDERSEN: Mr. Chairman, we have heard an awful lot in other places about the 25 per cent. Most of it is not so much arguing on the percentage but on what the percentage should be based on. I really think that is what you are saying too.

MS BARB McLEAN: The 25 per cent is based on the gross amount.

MR. PEDERSEN: The submissions we have had generally is that it should not be on gross, that there should be certain allowable expenses that you could deduct to arrive at an assessable income level and then base your percentage, if it be 25 per cent or whatever, on that, similar to an income tax form. Certainly with your presentation, one of the criteria we would include in considering an assessable thing would be allowable expenses for a disabled child because obviously there are extra expenses with that. The recommendation we have heard many times is that the 25 per cent should be based on the net rather than the gross. It is a little difficult to establish what constitutes net, but it is certainly being considered by the committee right now as part of a recommendation.

CHAIRMAN (Mr. Ballantyne): Thank you very much. That was helpful.

MS ANN MCKAY: I am Ann McKay, a citizen of Yellowknife. A lot of people said some of the things that I was going to say, so to save time I will not go over what they have said, but what I want to add is that I am presently living in public housing supplied by Yellowknife Housing Authority, and I live there because I have no alternative. Not only as a single mother would I be unable to afford going rents but I would also be unable to find any place to rent. So I stay there because I have no choice and it is a hell of a feeling to have no choice. Public units in Yellowknife, I do not know what they are like in the communities and they are probably worse than they are in Yellowknife, I understand that, but at least where I live it is not well maintained in my estimation. In winter I have to turn the thermostat as high up as it will go all the time, 24 hours a day, for one to be warm, and then you are not warm because it is drafty from all the windows and doors. We are catching colds in the winter and things like that from living in a drafty place. We have to try and block up the windows and doors as best we can. As the floor coverings wear out and the house generally deteriorates -- that is happening where I am living -- I guess they cannot fix it because they have no money on the budget. This is what I am told. Because of that I do not understand how Mr. Babiuk could indicate that he does not need any more money in his budget for operation and maintenance.

I doubt if anyone forced by circumstances to live in this type of accommodation expects a palace. However, replacing a totally worn out floor or a window that blew off in the wind three weeks ago hardly constitutes high expectations from tenants in my estimation. I would be more than glad to leave public housing as I have worked all my life and have never been unemployed. I have never lived in public housing in any other place but Yellowknife and I have lived here eight years, and I have not given in to the temptation to work for the government just so I could get a house. I have always wanted to follow my own cause in that direction and work for who I pleased, and suffer because of it. My housing is not a security blanket but is something due to my circumstances and my desire to live in Yellowknife that I have to accept. Should rents be affordable through some type of rent control within reason, and I do not really know why there are no rent controls except everybody tells me nobody will build houses or apartments if there are rent controls, but nobody builds them anyway. Somebody told me that two years ago. I made an inquiry last week on a place to rent. It was an older three bedroom house and the landlord wanted \$2000 a month for that house, and to me, I think these types of rents are taking advantage of desperate people. He will get it because people are desperate, they have no place to go, so five or six people will band together and rent that house. This is happening all over, and I do not think it is because he could not rent that house for less. I think it is because he does not want to because he knows what he can get and it is taking advantage of people in less desirable circumstances than people who have control the market. That is about all I have to add to what has been said.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Ann. Are there any questions? Mr. Pedersen?

MR. PEDERSEN: Which public housing unit do you live in please?

MS ANN MCKAY: I live in Sissons Court.

MR. PEDERSEN: Is that a fairly new unit or reasonably so?

MS ANN MCKAY: I do not know how old it is, but it does not look new, let me put it that way.

CHAIRMAN (Mr. Ballantyne): Any other questions or comments? I think your example of somebody charging \$2000 is one of the biggest dangers of such an acute housing crisis that we have now, that there are individuals that will take advantage of that and charge whatever the market will bear. People are desperate and are paying exorbitant amounts for housing. I think that is a very good example of how serious this housing crisis is in Yellowknife right now where people can charge that and get away with it.

MS ANN MCKAY: But if you can investigate why there cannot be rent controls, at least on older homes, maybe not on new developments, it would be a different story. But on older places and older apartment buildings, I am sure their mortgages and their expenses do not constitute some of the rents that they are charging. They simply know they can get it from somebody. And meanwhile people that live in low cost that would like to get out of it, that would like to take the burden off the taxpayer, cannot, because there is no other alternative for them.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Ann, I appreciate that.

MR. MANUEL JORGE: My name is Manuel Jorge. I came over here today as an observer. I am a small contractor in town trying to put a complex together and listening to what a lot of people have to say like this lady and many others before, I feel in Yellowknife a lot of problems could be achieved in the housing industry if we just work together between the government, private developers or smaller contractors trying to put something together to establish employment and to establish a housing industry in Yellowknife.

In the past I approached the government through EDA for a feasibility study and I was rejected last Friday. When I heard about this meeting I decided to come to the meeting. After I observed this probably I could justify the reason why they did not approve my feasibility study, because the demand is there for it. But prior to that in early 1984 I applied to industrial regional development program for funding for a grant to establish a manufacturing plant in Yellowknife and to assist training programs in the industry and create a lot of different jobs for youth in Yellowknife or other people interested to join the company and support northern business. I was rejected because I did not have a feasibility study. The housing industry is very challenging. I have been in it since 1976. I went broke once. I am starting again and I am not sorry to justify that either. I am not ashamed to say I went broke because many other corporations much bigger than mine went broke.

I would appreciate very much from you if somebody like myself or other private developers to encourage and to throw in everything they have to develop a program, a factory, a first industry in the Northwest Territories in the manufacturing area besides the one in Hay River because government intervention is into it. It should not be supported. If I am a father -- and I am a father -- and I have a son who is 16 or 17 or 18 years old and he has to go to Fort Smith for apprenticeship when somebody in Yellowknife with much better access to transport and communication with the schooling we have in town is not supported, I do not think that that is very wise. The other thing, when I approached the industrial regional development program, they are supposed to have expertise in the housing, or any other type of business, or in the area of job creation and so on, I think today in this meeting it really justifies what we have in the government in ways to help and assist people. Maybe I am very critical on this point, but if they have been living down here for the last 10 or 15 years or more, they should know the problems in the housing industry.

If they put in one way of justifying their own, that it would not be okay without the feasibility and when the person waits again and prepares another proposal and wastes his time, basically that is what it is. Going through a consultant, I am very pleased with it that they helped me a lot and they were very pleased to prepare a proposal for me, and when I was rejected I do not think it is fair. There is a need for housing in Yellowknife and I think the mayor of the town really justified that. I never talked to him before and I think he will be willing to negotiate with developers.

The other thing is, I do not see why the development of northern business has to be higher than developers coming from the South. I think it is very reasonable to say, "Well we have to charge more than the southerners because we live here." A hotel room in Yellowknife is not cheap, so I think that a northern resident has to live somewhere and for that he does not have the extra expense to develop in town. I think that if the government supports training programs and instead of throwing away money that belongs to the public, properly administrated, they should support private business like any other private business in the North, and help us to be able to compete with southern business, not because we really deserve that. I would say because a lot of the southern businesses are desperate to get work and they have to make a payment to the bank, otherwise they say we have somebody coming to our door to throw us out.

Any business, to be in business, has to be financially viable and I understand that, but again, like Tony mentioned about the EDA, I think it is a joke. I do not know how they look into it. I think -- the consultant asked me for \$32,000 to make a feasibility study. I went back and I said, "Manuel, I think you are crazy to pay that." With part of that money I put a down payment on a lot

and I own the lot and I don't own a piece of paper that I immediately know will be rejected. I think the funds -- the EDA whenever the feasibility study or the consulting ideas are required, I think it is wise to do it. But when we see ahead of us, in front of us with our eyes everyday for everybody asking for accommodation and many people live in tents and shelters, I do not think we need a feasibility study for that, and I do not see why in Yellowknife you cannot build houses under \$100,000 even with the prices that the city has, maybe not houses with the luxuries that many people expect, but a good three bedroom, comfortable family home. And if somebody is interested to see the facts I can justify them because I hope to see them at my plant that will eventually be in Yellowknife. It is feasible for me so I compete on the market. I do not see why we have to bring in trailers into town, camping trailer town, instead of a town and to make it a city. I do not have anything against that, but I think we have enough trailers. As Chris said before, a home is a home and a trailer is to be towed away. That is all I have to say. I think housing is needed. I think some members of the board know me. I do not believe in preaching, I believe in acting. I think that we should do something about it, not just piling everything into the same rock. Share it. That is all I have to say.

CHAIRMAN (Mr. Ballantyne): Thank you very much. Any questions of the committee? I have a comment. The idea of trying to develop some sort of industrial base in the north is a very appealing one, and it did not work, as you said, in Hay River for a number of reasons. I think that idea though is something that should be looked at very seriously because I think that could conceivably cut down costs if it is done properly. I also know that EDA has caused frustration with other people. I do not know the details of your case. I know what you put forward. I do not know why they rejected it, but I would not mind looking at it sometime in another forum than this because it is an interesting proposal that you are putting forward. Thank you very much. We appreciate that.

MS CAROLYN ESSERY: Good evening, my name is Carolyn Essery. I am here on my own behalf. I have lived in Yellowknife for a little over a year. I have been on the housing authority list for five months. I live from place to place. I have a six year old daughter that goes to school. Right now I live in a shack down in Old Town. I carry my water from the neighbours. I carry my honey bucket up the street to dump it. I do not have any electricity. My daughter goes to school from there. I have to get up at 6:00 o'clock in the morning to make the house warm. That is not the bad part. I am looking after a person's dog, that is why I have been able to live there and they will be back in about two weeks, and then I do not have any place to go. I think this city needs housing. It is a city, it cannot do anything but grow, it is not going to get smaller, so something has to be done. Thank you.

CHAIRMAN (Mr. Ballantyne): Does anybody have any comments? Thank you very much. What that does too is really point out that some people have the idea that everybody in Yellowknife is rich, that everybody can afford a big house and it is not a fact. There are a lot of people here who are really suffering because of the housing shortage and we really appreciate your comments. That really brings that point home.

MS FIONA MCGREGOR: My name is Fiona McGregor. I have lived in Yellowknife for over seven years now. A lot of points that I would have made have already been made too so I am only addressing the committee to stress the urgency of the situation in Yellowknife as another person who has no place to live. I have been here for seven years, I just did not get into town. I have been at my present employment for a year and I find it very stressful. I was concerned that there were not more people here tonight who are in the same situation as I am because I know there are lots. I meet them everyday, and the stress of not having a place to live is very difficult to deal with.

CHAIRMAN (Mr. Ballantyne): Thank you very much. I would like to emphasize that too. I know Bob MacQuarrie and I have countless complaints from people about the fact that they have no place to live. It is too bad that there are not more people here tonight that have the same problems but they are definitely out there and we all know them and it is really tough. Winter is coming upon us right now and a lot of people are really getting untight about what they are going to do in the next three weeks or a month.

MS LYN SANDERS: My name is Lyn Sanders and I have lived in Yellowknife for 13 years on and off. I have, on a professional basis and on a voluntary basis, dealt with battered women and single parents throughout that 13 years and I can tell you that every single day, and that is on the weekends and the evenings at home as well, I hear about people who are ready to desert their children because they have no where to live. I hear about people who are living in tents with

preschoolers and are thinking about trying to put their children into the receiving home where it is warm while they still continue to look. I get calls in the middle of the night from women who are afraid they are going to abuse their children because they do not know where they are going to spend the next couple of nights. There are women who are going home every single night to a violent situation because they have no choice, they have no where else to go. I talked to a woman today. I told her, "Can you hang on and can you stay where you are for another couple of weeks?" and she said, "I think so, he only hits me a couple of times a day." That is the kind of thing you are looking at and I think what we are creating here is something very ugly and we are going to pay for the social ramifications if we do not pay for the housing now.

The other ugly thing that we are creating is that a lot of the regulations that we have all talked about and the developers talked about, that are designed to prevent us from living in unsanitary, unsafe conditions, are doing exactly the opposite. We have enormous numbers of people living in very unsanitary, very unhealthy conditions. I know one man who is renting a closet for himself and his son for \$500 a month, a closet. Now if there is anything unsafe or unhealthy, it is that. So we can pay for it now or we can pay for it later. I do not know exactly how to fix it but I simply want to say that I am here on behalf of 27 people who do not have anyplace to live and asked me if I would come here tonight. Originally I was only going to listen, but I had to say something. Thank you very much.

CHAIRMAN (Mr. Ballantyne): Can you hold on for a second, Lyn, and see if any of the committee want to ask questions? Mr. Pedersen?

MR. PEDERSEN: Of the 27 people on whose behalf you are here, everybody looking for housing, is this strictly because of unavailability of housing? Is there economic tied to it as well? What I would sort of like to get is, we have heard in other communities for certain groups of people, what figure are we aiming at as a monthly affordable if we are going to solve that problem?

MS LYN SANDERS: For the majority there is a combination of reasons and financial, of course, is one of them. There are people here, there is a couple that I know of that are both working and have good incomes and have two children and they are bouncing from one house to another trying to find a place to live, so they could afford housing if they could find it. But for the majority it is strictly financial. I mean if you are earning \$8.50 an hour and you pay \$400 a month day care per child, on top of that you pay about \$600 out in groceries, then you pay another \$190 out for power, another \$300 a month for fuel in a cold winter, I mean you cannot eat. So you can be warm or you can starve, so financially I would say that the majority of people can only afford to pay maybe between \$400 to \$500 a month rent. Most people in subsidized accommodation are paying between \$700 and \$800.

CHAIRMAN (Mr. Ballantyne): Mr. Pedersen, does that answer your question?

MR. PEDERSEN: Yes, that answered my question.

CHAIRMAN (Mr. Ballantyne): Any other comments or questions? Eliza?

MRS. LAWRENCE: Thank you, Mr. Chairman. I just want to make a comment to Lyn Sanders. I guess for some of us who are living in a home we do not realize just what problems there are finding a home. In 1978 and 1979, at that time when I had to deal with training programs I had a lot of problems. That is when I realized there was a need for housing and that is a few years ago. From the comments I have heard tonight, the situation has gone worse, it did not get any better. So I appreciate your concern in bringing it up to our committee and this is why we are here, to listen to concerns such as yours.

CHAIRMAN (Mr. Ballantyne): Sam?

MR. GARGAN: Thank you, Mr. Chairman. Lyn, again, just referring to the Housing Corporation they have a program right now called rehab houses in which they redo the old northern rental houses to make them into public houses once they do rehab it, so the person never has the chance of ever owning the house after it has been repaired. But some of the costs that have been incurred in rehabbing the houses have been quite substantial. I guess most of the rehabs do not happen here in Yellowknife. They happen in the other communities and I certainly would like to see some of that money diverted maybe into building new accommodation rather than upgrading houses. Speaking for my own community anyway, most of the people that live in Providence have been keeping their houses in fairly good condition so it does not necessarily need to be rehabbed. Maybe those kind of moneys could be diverted to build single units or something like that.

CHAIRMAN (Mr. Ballantyne): Any other comments? Thank you very much, Lyn and I am really glad you spoke out because if you had not, nobody would have spoken for those 27 people and it is very important, thank you. Would anybody else like to make a comment?

MR. FRANK RAMSAY: My name is Frank Ramsay. I have lived in Yellowknife for three and a half years. I did not intend to say anything but after hearing Ann, Len and others they do speak the truth because I am a realtor and I run into people every day. A lady came in today for instance and she and another friend of hers staying at the YK Inn. They can't continue to do that but they are drastically looking for accommodations and there is just nothing available.

I made a few notes. EDA struck a little note when it was mentioned a few times. I endeavored to build a small apartment building back in the early spring. I was invited on three occasions to approach EDA, it was suggested that I do that for assistance. I did seek approximately 11 per cent, I did fill the criteria and I thought I would put up this small apartment building. They asked for market analysis and all this sort of other thing. I thought my children knew there were no vacancies in Yellowknife, so I gave them market analysis based on chamber of commerce statistics and data and projected population up to the year 1991, gave them a 21 page proposal which I was told fit all criteria and whatnot. But to make a long story short, it was turned down, the manager told me that it did not contribute to economic development, well I knew then and there that he did not know what he was talking about because \$90,000 in wages, in my mind, did contribute to economic development. The assistance would have been in the \$30,000 range, also the offset cyclical effect.

Not only was it economic development but he missed the point that it was social development also and that it would have provided housing for families. I got the impression that there was completely no empathy for people whatsoever without a home or with inadequate homes, none at all.

I would like to say too that in a three-bedroom bungalow with a full basement would run more like \$125,000 to \$130,000 in Yellowknife. And a double-wide, more like in the \$110,000 area and above. So with that in mind, the banks, their formulas being 10 per cent of the first \$80,000 and 20 per cent thereafter and whatnot, even if one does manage the downpayment, both members of the family would most certainly have to be working to make the monthly payments. So it is not so much a matter of being able to get in, a lot of people would be able to get in but could not meet the monthly payments.

My recommendations would be -- I didn't know I was coming here tonight -- to try to keep the int prices at adequate levels. Also the committee should do something, they know there is problems. I believe comfortable housing can be bought and built in and around the \$100,000 area in Yellowknife. That is all I have to say.

CHAIRMAN (Mr. Ballantyne): Thank you very much, we enjoyed your comments. Would anybody else like to say anything? Pat McMahon.

MRS. PAT McMAHON: I am an alderman for the city of Yellowknife, although I am not making this presentation as a private citizen, I am making it as an alderman and a private citizen. As an alderman I get called every day, people want places to rent and buy. We know that there is land available, there is land zoned in the downtown area of this type of housing, there is land zoned out in the Frame Lake area, the problem is, to get that land you have to put a down payment down on it and to get the land in the downtown area you have to pay the commercial rate. We have a special zoning in the downtown area right now, it is a transition area, you can put apartments in there. The problem is that nobody has the money, the banks won't give them the money to get that land from the people that own it.

I've heard a lot about EDA, I have talked to people in Economic Development who are involved in tourism and want to build this and want to build that, that EDA program is not working because people just can't get their hands on the money. Putting it very bluntly, you know, you go through all these ruddy studies! What the hell good is a study when you need the bloody housing now! One of the problems I've found, I've been listening all night, and I hear about people wanting to buy land and houses, but right now the crying need is for rental and we needed it yesterday, we needed it two or three years ago. Why didn't the NWT Housing Corporation get their act together then? We've told you, the city has told you, people have told you, for years and years. We need the housing now. We really need it.

You've listened to everybody talk tonight and you've listened to some of the stories that are coming out. I remember going into a low cost rental unit, and I can tell you which one it is, and her little boy, and she's a single parent, and her little boy put a hole in the wall and do you know what is in the bloody wall? Coke cans, there was no insulation in there at all. The low cost housing that you have now, should be inspected. Some of that stuff was thrown up just like match sticks. It was never put together to live in in this environment. It just is not suitable. There has to be some studies done by the territorial government or else you have to get access to some of the studies that have been done on the proper kind of housing for the northern areas.

I know that UBC has studies that were done years and years ago. The material is there, get a hold of it, get together your northern developers and then put some money into it, buy some land and build some buildings. It is needed. People need to have a place to live.

Mike you know, you were the mayor and you know we used to get that all the time and nothing has been done. We have to do something right away. One of the possible ways of doing it is to put together some money, buy some land and do it on a lease purchase, at a reasonable rate over 20 or 30 years and with the government possibly helping out on the mortgage. You can buy a trailer on lease purchase, why can't you work out a system where you can do the same thing for either apartments, condos or small houses. There are all kinds of alternatives, we just have to find them and put them into practice right away. That is all I have to say.

CHAIRMAN (Mr. Ballantyne): Thank you, Pat. Mr. Pedersen.

MR. PEDERSEN: I just want to mention to Pat, she mentioned the Housing Corporation and why don't "you", why don't "you", I just wanted to emphasize that we are not the Housing Corporation, we are not the GNWT, we are elected MLAs and incidently the four of us sitting here right now are newly elected MLAs. I suspect that part of our election platform last September sounded very much like what you are saying right now.

There is a great deal of sympathy on the committee for the points that have been raised tonight, social aspects of it all. I don't think there is anybody on the committee who does not consider housing to be probably the most important single aspect within any social or community development. It is far more than just a provision of shelter and this has been pointed out to us in all the communities we have been to. I should also correct Mike, he said we have been to 26 so far, we have been to 31 so far, 32 tonight. So we have heard the concerns over and over, it does not make it any less valid, it just emphasizes truly how concerned people are about housing. We certainly appreciate getting the comments.

CHAIRMAN (Mr. Ballantyne): Any comments, Sam.

MR. GARGAN: Thank you, Mr. Chairman. Pat, you did mention maybe some problems with the Housing Corporation and also with the EDA, I was wondering, in your own opinion, do you think that the Housing Corporation should maybe become a funding agency rather than what they are providing now?

MRS. PAT McMAHON: I think you have to have a mix. Partial funding and partial of the other. You can't do one without the other, you have to have a co-operative thing, so that when one gets done, the other one comes on line. Right now it just seems to go on and on and it just builds and builds and the problems are not really being addressed and they are not being addressed quickly enough. Because literally every community in the NWT is growing and we are not keeping up with it, the balance has shifted off of the carry-over and what has happened is that we have ended up with just not enough housing. Somewhere there has to be, either some more of the budget put into housing to help private development build that housing and then it will pay back in a number of years with the help of people who are living in there.

MR. GARGAN: I guess the situation right now is that most of the designs and material come as far away as Montreal, most of the designs are done in Winnipeg I believe and so it ends up that the local businesses are the ones that lose out on supplying material and labour. Maybe the only way to change that is the local authorities and maybe even the individuals that do need the house, put in their sweat equity and their shopping lists to try to get the best deal. Maybe then the Housing Corporation could give this person a grant.

I think the situation right now in most of the communities, I am not talking about Yellowknife, is that people apply for the home assistance grant and if they are lucky they get it and they get their supplies from down south, most of them, and also designs from Winnipeg. So it ends up that the Housing Corporation is supporting a lot of southern businesses but hardly any up here. Perhaps the only way to change it is to have the corporation become a funding agency and it is up to the authorities to decide the best possible way to provide more accommodations.

MRS. PAT McMAHON: I think too Sam that there is a science board and we have a research part to the government. There are a lot of people who have built up here for a long time, who have built a lot of houses, but you do not find anybody going to them and saying "How do you build a house that is nice and warm in the wintertime?" My husband and I built our own house and it is nice and warm in the wintertime because I have lived in the North all my life, and so has my husband. You know darn well you are going to be cold if you don't put enough insulation in there.

I am sure if you go into Inuvik, Fort McPherson, places like that, there are designs around and there are tips on how to build a house to make it warm. Take them and put them into a design, northern design, and then mass manufacture them if you have to for awhile. Do it on a lease purchase basis if you have it. That is one solution, one way of going about it. If you have to have help with the details on whether a stud goes this way or that way, then call in your southern advisers, but only let them be advisers. There are enough people around the North right now that have built houses, that know how to build them. Give them a chance.

CHAIRMAN (Mr. Ballantyne): Thank you, Pat. Any other comments from the committee? Eliza.

MRS. LAWRENCE: Thank you, Mr. Chairman. It has been brought to our attention in other communities, the planning and building of houses. In one community it got so bad, in the High Arctic, an elderly couple had to buy a sponge mattress so that they could move it around each time the ceiling leaked, every spring. So this is not the first time we heard of poor planning by the southerners and it is not meeting the needs of our environment in the Territories. It is really sad for me to hear all these concerns in Yellowknife about poor housing -- a poor girl living in this shack with a six year old daughter -- you hear this on the news in some poor countries and here it is right on our doorstep.

CHAIRMAN (Mr. Ballantyne): Anybody else like to make a comment?

MR. MANUEL JORGE: I own Condor Interiors Limited and I am proceeding to finish a plant in Yellowknife. I had to do that on my own because I could not get through any government routes and winter is coming again and I won't get any further in the next year either. I am planning on going into the housing industry and I am proceeding to do that. I would like to ask Pat if she could tell me how a person could approach the city or the government on a leasing program. I like that idea. I think it would be much more feasible for myself and home-owners. They could buy the house in our plant and maybe with the system in the Housing Corporation or CMHC or whoever, I believe they are attached.

I don't believe in giving nothing for nothing, we all have to earn our own things. Some addresses mainly lie toward settlements, well in Yellowknife there are native people too. We are all people in Canada and we are all entitled to the same rights. Now I would like to ask how could we get this leasing purchase?

CHAIRMAN (Mr. Ballantyne): We are a very flexible committee Pat, if you would like to come up and answer that, go ahead.

MRS. PAT McMAHON: This is most peculiar. Well I know you can buy a trailer on a lease purchase, you can buy a lot on a lease purchase and it seems to me if you can do that, you should be able to buy a house on a lease purchase. If there was some sort of revolving fund that was set up by the Housing Corporation, that was set up so that it worked over a number of years and there was some sweat equity that went into it for a beginning from the person who wanted to buy the particular piece of housing, and they put their sweat equity in and as much as they could afford. Then you go to sort of a fund where you pay as much as you can afford to pay every month to a certain level and if you can't pay anymore than that then that is where this revolving fund would come in. But the longer it took you to pay it, according to your salary of course, if you had to pay \$1000 a month to pay it off in 10 or 20 years and you weren't able to pay it off, then would you just wait and carry on. It would be almost the same as probably a second mortgage but it would be funded by a revolving fund because as one got paid off, then there would be more money for another one. You would eventually end up with a house you would own, for a reasonable price, and one you would be living in.

I know it would have to be worked out in a lot more detail than that but the idea of lease purchasing just came to me as I was sitting there listening to everything but you know it is an idea that would possibly have merit in investigating.

CHAIRMAN (Mr. Ballantyne): I'm sure if you want more details you can probably carry on this conversation. Anybody else like to make a presentation?

MR. FRANK RAMSAY: I am a bit nervous doing this but the reason that I went to EDA is because this project that I would have done would have provided a rate of return of approximately eight per cent. So with some assistance from EDA it would have made it more in the 17 per cent area. So when that was not going to be made available, I said to hell with it, why bother taking risks to make eight per cent when on the money market one could entertain 13 or 14 per cent. I just put that forth because perhaps on a larger scale that is similar to the reasons why a larger developer does not bother with a larger complex, the return is not sufficient.

CHAIRMAN (Mr. Ballantyne): Mr. MacQuarrie.

MR. BOB MacQUARRIE: I am the MLA for Yellowknife Centre. It seems that there are no others that want to speak right now, so I would like to just underline a couple of things. I won't go through my presentation and reiterate a lot of things that people have already said tonight but I do want to emphasize a couple of things. First I regret that Mr. Arlooktoo decided not to stay, because I would have liked to have taken issue with the opening comment that he made about Yellowknife not having difficulties.

I think we here recognize that in a lot of other communities there are problems and we don't want to say that they are not serious problems but we also say that there are problems here and they are serious and I would like to urge the Members of the committee to understand that, and I would like to urge the Members of this committee to try to get that message across to other Members of the Assembly. It can be very deceiving, driving through a city like Yellowknife, if you just drive through it. You can look around you and you see a lot of nice stores, you see a lot of nice homes and you suppose that everything is well, but it isn't.

I think I would like to stress rental accommodation because there is a crisis right now in Yellowknife with respect to rental accommodation. For the past three years I have tried to keep track of the statistics and generally there has been a vacancy rate of less than one per cent for the past three years which means that somebody is barely out of a place before somebody is into it. Today, in order to get the most recent statistics, I phoned our own Government of the NWT, department of statistics to ask them what the most recent vacancy rate is, and the last time for which they have statistics -- they are working on this quarter at the present time -- was the end of June and he could not quote in the normal manner, a vacancy rate, because at that time there were zero apartments available.

In addition to there being zero apartments available, it is obvious that there are a great number of people who want accommodation and that is proved by the waiting lists that there are in various property management companies. I phone one and there are 50 to 75 on their list who desperately want accommodation, they had perhaps another 50 who for one reason or another were looking for accommodation but were not desperate. Of those few who would get it, they would wait six to eight months. A second one, 30 to 40 on the list. They pare it down every three months and their waiting, he said they are into a step-up period now because it is getting cool and they will soon see this figure inflated. Property management company number three, 50 people on the list, none available, they get one apartment open every month or two, and when people are on their waiting list they are on for months.

Now when you say waiting list, it seems like a piece of paper with some names on it, but these are people who have no place to live, nothing that they can call their own. I should not say no place, obviously they are living somewhere, but there are people -- I know a family that inprudently came North without a job and accommodation and had to live in a bus for a period of time. I know of people who have lived in camper trailers, I know people who live in tents, I know people who are living with relatives and friends and sometimes only acquaintances because they have to have some place to go and there is a social phenomena now where those who do have accommodation are feeling pressure from others to open the doors and let others in and they feel guilty when they do not do it. That is the kind of problem that we have in Yellowknife now, at the present time.

We do have situations, and again these are ones that I know about, personally, where there are family break-ups, with children, and they have literally no place to go to. I know of a person who had a nice little circumstance near the centre of town, but the building he was in was knocked down for commercial development, he can't find any place to live now. It would be a mistake to think that the problem is caused just by a lot of people, right now, flooding into the North. A lot of these people are people who have been here for some time, like Dave Speakman mentioned that he has lived here for three years and he is trying to make a commitment to living in the North, but during those whole three years he hasn't found any permanent affordable accommodation.

The upshot of all of this, you would think that if there is that much demand, when there is a buck to be made you will always find somebody who wants to make that buck. So the question has to be asked, why are not people who have a little bit of money and an entrepreneurial spirit, going ahead and building the accommodation. We have heard some of the reasons tonight. It is the cost of money to them, the cost of construction and materials, and the difficulty of even getting money. A year ago when interest rates were down a little bit and I tried to encourage somebody who had that kind of money and in the past had done this sort of thing, to go ahead with it and there was obvious demand, interest rates were not that bad, construction people were hungry and they thought they could get a good construction deal and they could not get the money from the banks at that time.

So presently the interest rates have gone back up, but when people are thinking of doing it, go to an accountant and say "Here is what I am thinking of doing, will you tell me whether or not I can make any money at it?" and the answer unfortunately is "No". They are advised not to go ahead with it, the costs are just too great for any return they might get. They are advised they can put their money into some other investment with a lot less hassle and that is what they are tending to do.

So in those circumstances, I know that is government trying to get out of rental accommodation. I know that there are many people who say that some things should be left to the private sector, but there is also a principle I think, that when some things are needed and the private sector is not able to deliver, and that appears to be the case here. We have now had three years where we have seen very little rental accommodation put up. I do know incidentally, there is going to be 20 one-bedroom and bachelor units put up and that should be within the next four to six months but that won't make much of a dent in the problem at all. The reason that person is able to do it is because they have land that they have held for some time and they were able to buy at a much cheaper rate than what it is now.

So in those circumstances where the private sector is not operating, we have genuine social need, we have the GNWT which, in the main, is responsible for housing in the NWT, then I say the housing committee has to seriously consider recommending to the GNWT that it do take some direct action to try to stimulate the building of rental accommodation in Yellowknife. We heard some ideas as to how the financing can be arranged, in Mr. Sian and Mr. Chang's presentations and also Mr. Jason's, and I would urge the committee to go back through the presentations and look at those ideas when they are considering recommendations to the government. Because I do believe our government does have that responsibility to act in what is obviously an urgent situation, to fulfil an important social need.

Before I close, I would like to reiterate the concern that was expressed for the elderly as well. For some time now I have been working with people who are trying to ensure that there is decent accommodation for the elderly in Yellowknife. We do not have it. The proposal to try to get 20 independent units in addition to personal care units, is an excellent proposal and I hope that the committee will examine it carefully, you have a copy of it and find it possible to support it in the Assembly. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you Bob. Any Members have any questions? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Not really any questions, Mr. MacQuarrie eloquently stated his case, as usual. I just want to remind Mr. MacQuarrie and those who are left, I do regret that Mr. Arlooktoo had to leave, but we still do have Eastern caucus representation.

MR. ROB MACQUARRIE: Oh I thought it was western.

MR. PEDERSEN: It's known as the Middle East.

---Laughter

CHAIRMAN (Mr. Ballantyne): Mrs. Lawrence.

MRS. LAWRENCE: Thank you, Mr. Chairman. I just want to make a comment to Mr. MacQuarrie. I see we can have your support when we make the recommendations at the next Legislative Assembly sitting.

MR. BOB MACQUARRIE: Well it depends on what they are, but I certainly hope that I will be able to support you.

CHAIRMAN (Mr. Ballantyne): Anybody else like to make a presentation? If not, on behalf of the committee, I would very much like to thank you for coming out tonight. I think you brought out many points to the committee that they were probably not aware of. I also feel that there is always the perception of Yellowknife, of having everything, the reality is that there are many people in Yellowknife that do live very well, but there are other people who are really suffering in Yellowknife. The elderly really have inadequate facilities, the low income families, single parent families that really have no place to turn. Suffering in Yellowknife is really no different than suffering any place else in the NWT. That is one of the points that was brought home to the committee very much tonight.

Just as a little philosophical note. When we looked at this whole aspect of housing, I think that the Members of the committee, as Mr. Pedersen said, the provision of housing is more than the provision of shelter and people who live in inadequate housing, overcrowded housing or indeed people who have no housing, causes many other problems. It impacts on the education of children, it impacts on absenteeism, drop-outs from school, alcohol and drug abuse, health problems, violence against women and children, crime.

I think a point that was brought home to me and I think other Members of the committee, in our meeting in Detah when Muriel Betsina said there is a concept of pride -- when your children are embarrassed to bring their friends to their home, I think that is something that we should all think about. I know that this committee takes this very, very seriously. I know that past Assemblies have really dealt a lot in political and constitutional development, which is very, very important, but I think there is a feeling in this Assembly that it is time that we got down to doing some real things and dealing with some real issues that can help people in the NWT. This committee is committed to try and do this. We have no illusions that it is an easy job that we have. It is going to take money, it is going to take probably a new funding arrangement with CMHC, it is going to take probably a lot of political will and there is not going to be any magic answers overnight. So we do not want to raise expectations. We are committed to try our best and I think we can get the support of the Assembly to really try to alleviate some of the serious housing problems in Yellowknife and throughout the NWT.

So thank you very, very much for coming out tonight. Would any Members of the committee like to make any closing remarks? Thank you.

---ADJOURNMENT

MEETING WITH YELLOWKNIFE DISTRICT OFFICE

CHAIRMAN (Mr. Ballantyne): I guess we will start. In the absence of Arnold McCallum and Ludy Pudluk I will be acting as chairman today and also at tonight's meeting. Maybe we can give you a little background, Dick. I know you have been following what the committee has been doing. This committee was set up by the Legislative Assembly. We have a pretty broad mandate, to look at all aspects of housing in the North with a view to improving the delivery of services. That also includes a review of the Housing Corporation. I think the feeling of the committee is that the best way for us to accomplish our aims is in a co-operative fashion with the Executive Council, with the Minister and with the Housing Corporation. We all want to achieve the same things.

I know there has been a little bit of unease over the corporation but our aim is not a witch hunt. It is really to come up with positive, realistic solutions to the problems of housing in the north. We would appreciate it if you would like to make some opening comments -- I understand you would like to make some general statements -- and any ideas you have of how you think the whole process could be improved. We would much appreciate those ideas. When you are finished with your presentation I will open it up to the MLAs of the committee for any specific questions they have. Would that be okay with you?

MR. DICK KAIP: That would be fine.

CHAIRMAN (Mr. Ballantyne): Okay, would you like to go ahead?

MR. DICK KAIP: One thing, as I am going over some of the points I have down here, it would be appreciated if somebody feels they need clarification, I would appreciate if they would ask at that point. I feel that housing is one of the major concerns of every community in the North, from the smallest to the largest, including Yellowknife. The quantity and quality of housing has a real profound effect on the community, the family, education and the society. Providing housing in the north falls into four areas. There is social housing or rent-to-income housing which is the corporation's largest involvement. There is staff accommodation which really the Housing Corporation has no involvement in, government or private. There is private market rentals and home-ownership. I feel the corporation's main mandate falls into the social housing programs and home-ownership.

Social housing, or public housing or rent-to-income housing, the concept of a local administration or basically housing associations I think has an awful lot of merit. However, I think housing associations are faced and have been faced with one of the most difficult responsibilities in the North and the problems and difficulties that the housing associations are faced with are compounded by a number of factors. There is an awful lot of social pressures from the community put on a board of directors or the administration of the housing association. Many housing associations are faced with a lack of trained personnel. They do not have the quality of maintenance men or administration personnel required to carry out their mandate.

There is a need for housing education, the detailed explanation at all levels of what housing programs are available and how they work. Housing associations are also faced with a lack of resources, again, to carry out their mandate. Some of the social pressures faced by housing associations are pressures to reduce rent, pressures not to enforce collections, pressures for preference of maintenance with the limited dollars they have, or preference for allocation of housing. There are pressures for housing associations to employ people and then there is the pressure of trying to meet the need with a very limited number of housing units.

The more isolated the community, in many ways the greater the pressure, the greater the need. A lack of trained personnel in many cases has a disastrous effect on a housing association and it is compounded by staff turnover, especially once people are trained. A housing association manager who is doing a good job and working hard all too often is faced with the choice that there is a better job with less pressures and higher pay and they take them.

The same thing with the maintenance personnel. They are faced with a better job, less responsibilities in many ways, and of course, much less social pressure. The housing associations are also faced with the problem of the ability to attract qualified people when you look at the wages they can pay, the working conditions in the communities and again, the social pressure, it is very difficult to attract qualified people who are willing to stick it out for a long term.

There are the expectations of the community. The housing maintenance apprenticeship program I believe was a result of the Housing Corporation requirement to provide support for communities, but the maintenance journeyman is not a qualified electrician or oil burner mechanic or carpenter. He can handle the day to day jobs but he does require support from a qualified electrician or oil burner mechanic and the resources in many cases have not been there to provide any of that type of support.

The need for housing education is probably very obvious to most people. There are a lot of misconceptions, a lot of lack of knowledge with respect to housing programs that authorities, housing associations, communities, the Housing Corporation and the territorial government have. The need for housing education has resulted in many of the communities' concerns and problems, including abuse of housing programs because there has been abuse. I feel very strongly that housing education must involve the users, that is the tenants, the people who live in the houses the boards of directors, the staff of the housing association, the administration and the maintenance personnel and other community organizations.

I do not think housing education can be a one-shot effort. In many ways I think that the key to housing education is continued community visits, often on a one-on-one situation, and it must include home visits which is program explanation, support for the local housing association. Another aspect of education is consultation and the ability to establish priorities and react to a community's concerns and questions. My experience is, even in part, when there is an effort put into housing education, it pays very high dividends. But housing education by itself cannot overcome the problems.

The other area is lack of resources. I feel that in many ways the lack of resources is a major cause of local frustrations, neglect, abuse, housing deterioration, unmet need, the whole ball game of communities' concerns. As I said, staff turnover, the inability to attract the best staff or to retain them when you have them. Often the maintenance personnel are only able to react to emergencies. They get frustrated and upset.

Just as an example of the working conditions, about a year and a half ago I was in one of the Arctic communities. The office was being heated by one of these big burners that you use to warm up an airplane engine -- what do you call them, a Herman Nelson. That is a pretty rough condition to work under. The provision of adequate funding will not solve all the housing problems, but it would go a long way toward providing communities with the resources and the support required for them to become involved in solving problems.

Home-ownership is the other area that the corporation is very involved in, much more so in the West than in the East. I think that there is a great number of potential home-owners, but they require some level of assistance or support before they can move into the home-ownership market. There are programs available but funding and program restrictions have caused a problem. The rural and remote program, for example, is not available to residents of Yellowknife which is a problem. The corporation basically has nothing else to offer residents of Yellowknife. Many potential home-owners require a lot of support, direction and planning before they can move into the home-ownership field. Proposals to expand home-ownership programs have been put forward by communities and by the Housing Corporation and most were not approved. The territorial government is in the same boat, they only have so many dollars and at that time they just could not react to all the concerns that were being put forward in all the areas.

The other aspect of home-ownership is the existing owners. In many cases, it would be beneficial to the community. It would be cheaper for these individuals to remain in their own house. There are a lot of misconceptions about the role and the ability of the corporation to provide assistance to existing home-owners. Latham Island is an example. We have eight rental houses down there. There is a large number of privately owned houses. Many of them do need help but we cannot give it because we do not have the dollars. Rae is another example. I have been visiting a lot of the private houses there and conditions are pretty bad in some of them. Many of the people look for some level of support and in many cases I do not think it would be the right road to try and have those people move into public housing.

Right now the only program that we have for existing home-owners is the Senior Citizens Home Repair Program which is an excellent program, but this district has been limited to six grants in 1983-84 and six grants this year in 1984-85. The federal government through CMHC has a couple of programs, the home-owners repair program, EERP, and residential rehabilitation program but they have experienced a great number of difficulties in delivering the programs.

Maybe just a couple of specific comments. In Yellowknife the corporation in the rental housing area is involved with 162 public housing units. There is a small senior citizens home of 17 units and through the YWCA we provide financial assistance for the provision of the Y's facilities in Northern United Place which is more a transient or short-term type of accommodation that can provide accommodation for approximately 110 people.

I do not think there is any doubt that there is an acute housing shortage in Yellowknife. It would appear that the need should be met by home-ownership, private developers and possibly programs similar to the co-op housing project. The provision of staff accommodation by the federal government and maybe to a lesser extent the territorial government no doubt adds to the community's housing shortage. I do not know how many federal units are vacant at any time but I do know there are vacant units.

The need is to encourage and assist potential home-owners in building or purchasing. Proposals have been put forward but funds were just not available. I feel the one exception in Yellowknife is probably to take a very good look at the senior citizens facilities. I do feel there is a need there and I understand there is some work going along in that direction, and the local housing authority will be commenting on that.

In the other communities, Rae Edzo, Snowdrift, Latham Island, Detah, Lac la Martre, Rae Lakes and Snare Lake, an improvement in the housing stock is a major requirement. Much of the improvement of the housing stock could be met through home-ownership programs, support for home-owners in repairing their existing homes, similar to the senior citizens program and the provision of public housing. Programs such as HAP require a great deal of work with the individual who receives the grant. In many cases they should be provided with considerable technical support and assistance and all too often the level of support that would be required to build a better house just is not available. That is basically some of the areas of the concerns that I have.

CHAIRMAN (Mr. Ballantyne): Thanks Dick. Just to clarify, Dick has been with the corporation for a long time. I believe you were district manager in Fort Smith?

MR. DICK KAIP: In Hay River, yes.

CHAIRMAN (Mr. Ballantyne): So he is quite knowledgeable of the history of the corporation and now the Yellowknife area includes Latham Island, Rainbow Valley, the Yellowknife Housing Authority, Rae, Lac la Martre, Snowdrift and Snare? So these are the areas that Dick is directly responsible for. I think I will open it up to the committee Members for any questions they might have. Eliza.

MRS. LAWRENCE: Mike, you answered my question by outlining the communities that he is responsible for. In this housing authority you have a full time secretary manager, do you not?

MR. DICK KAIP: The secretary manager in the Yellowknife Housing Authority? Yes.

MRS. LAWRENCE: You said there are senior citizens grants available?

MR. DICK KAIP: Yes, there are.

MRS. LAWRENCE: There is still some money available then?

MR. DICK KAIP: This year the district had an allocation of six grants and in all probability we could have used 60. When you have eight or nine communities and six grants it is very, very difficult.

MRS. LAWRENCE: How do you give out senior citizens grants to the communities? How do you administer that?

MR. DICK KAIP: What we have done is we have gone into each community and outlined the program and tried to have the community direct this to people that we feel would benefit the greatest from it and if necessary, assisted those people in applying for a grant. One of the problems that we have been faced with, and I can give Rae as an example, one of the elderly people that met all the qualifications for the program. They did not want to live in public housing. With the provision of a senior citizens home they may utilize that, but the grant is limited to \$5000 and the house they were living in, the condition was so deplorable that in actual fact putting the \$5000 into it would have been just a pure and simple waste of money. You can only do so much with \$5000.

MRS. LAWRENCE: When doing HAP program the funds are given but they still need a lot of support. I have seen a family that was given this program in Hay River, they have seven boys and they worked at it steady all summer and they still have a lot of work to do. I do not think they will be able to move in until winter. So I just wanted to comment on that.

MR. DICK KAIP: Building a house is a big job. One of the things I would like to see develop, especially in the smaller communities, is being able to spend the time especially with technical people. If there are two or three HAP houses, being able to spend the time with a technical person to get them started, providing them with the technical assistance. There are seven communities where HAP houses are being built and there is basically one technical person available to the communities and he is available for assistance in the rental housing program, the assistance with senior citizens home repair program, because many of these people need assistance in planning and ordering materials with HAP, with capital projects, and it is very difficult for the person to go in and spend the necessary week to 10 days in a community and then go back, because people do run into difficulties.

CHAIRMAN (Mr. Ballantyne): Any other questions from committee Members?

MR. GARGAN: Thank you, Mr. Chairman. Dick, you mentioned something about staff turnovers in your own district office with regard to professional people. I know that government is phasing out of providing housing for their staff. You did say that these people who quit the organization go into different jobs with less pressure. Is it necessarily related to housing, or are you just saying that they move to better jobs other than in the area of housing?

MR. DICK KAIP: I was not referring so much to those people employed by the Housing Corporation. I was referring to those people employed by a housing association. In many cases a housing association can have 150 houses and they have four maintenance people. All they can do, more or less, is try and meet the emergency repairs required on a house. They do not have a great deal of technical support from journeyman electricians. The person may be a housing maintenance journeyman, and it is an excellent apprenticeship program, but the individual, when he runs into a problem, requires support from an electrician and we do not have an electrician on staff or an oil burner mechanic.

Up until this year in Rae the maintenance personnel were working out of a ramshackled old house that had been fixed up as a workshop. It is very discouraging for a person to try and repair an oil burner when his hands are cold. And again, the pay scales provided to housing associations leave a great deal to be desired.

MR. GARGAN: I guess probably the other answer is with regard to a sort of credit system for the tenants if they were to do work on their own houses. Myself, for example, I am living in a public house right now, I could not find any other place to stay. I hired someone to bank the side of my house and I guess the furnace has not been maintained since the house was built. I vacuumed all the vents and I took out the air intake filters and I had the association give me new filters to put in. The furnace is not overheating and overworking. But in these kind of things, I wonder, is there anything in place right now as far as a credit system to the tenants, to relieve the pressure from the maintenance people?

MR. DICK KAIP: No, there is not. Tenants are encouraged to do what they can and this is part of housing education. I feel that a person living in a house does have some responsibilities to look after that house. In many cases the filters should be taken out and cleaned once a month. Whether you rent a house on the private market or you live in a territorial government staff house, or you live in a public house, none of them have the resources to send someone around every month to clean the filters. That is part of the user's responsibility. This is where there is a real requirement to spend a lot of time with the tenant, to go to the individual tenant with somebody from the housing association, the maintenance guy, the administrator, one of the board of directors, and go over all that person's concerns. A lot of time the guy has a concern and when someone has gone over and explained what he can do, he is happy. A lot of people just want to know what they can do.

MR. GARGAN: I guess the point that I am trying to get at is, you could call it the whole philosophy of housing. Even though sometimes a place is not in a livable condition, or there are major repairs to be done, the individual is stuck with paying rent based on the kind of income he gets, irregardless of whether his house is being maintained or not. The guy is still obligated to pay full rent based on his income and yet maybe he is not being provided the full service that is required. Maybe some kind of credit system should be started. What is your opinion on it? The end result is that the individual is still paying irregardless of whether he is in public housing or northern rentals, whether his stove is operating or not.

MR. DICK KAIP: This runs all through rental housing, whether it is social housing or public housing, or whether it is private market accommodation or government staff accommodation, you find these problems in any type of rental housing where the level of maintenance may vary a great deal. But with the public or social housing, this has been one of the major problems and the major concern of people. There are a lot of misconceptions developed, and one of the problems is that the housing associations do not have the resources to carry out their responsibilities.

MR. GARGAN: So, in other words, you agree that there are some major problems in the area of maintenance and there has to be some major changes?

MR. DICK KAIP: There is a major problem in maintenance and administration, there is no doubt about it. It is very difficult for 160 or 170 houses, many of them 20 years old, and you have three maintenance personnel, maybe one of them a journeyman housing maintenance person, working under less than ideal conditions in their workshops, and in many cases only being able to meet emergencies.

MR. GARGAN: The HAP houses you mentioned requires a lot of assistance for the people who are applying, also with the design, the blueprints of these houses. One of the major problems is with regard to the blueprint reading. Some of it is done in imperial as well as in metric. We have seen the HAP designs in Hay River for example. It was done in imperial measurements on the outside and metric on the inside, and so the measurements do not give with each other. I am just wondering, would it be more feasible to, even before committing the money to them, when you have a successful candidate for HAP housing, leave it to the discretion of the individual to come up with a design that is acceptable to the CMHC code?

MR. DICK KAIP: Previous to the old SSHAG program which did not provide nearly as much money, a grant program was used that way, where people could build their own house utilizing their own design. There were a lot of problems -- there were a lot of successes too -- but there were a lot of problems. Possibly there should be more flexibility in the program. The amount of dollars that are going into a HAP grant from the Housing Corporation is considerable. In many cases there are other resources going into the construction of that house and there is a requirement to get good value for the dollar that has gone into that house. Sometimes, leaving the option of design too open or too broad, especially with a lack of support, would result in major and continuing problems, just not meeting the need.

A few years ago Fort Liard got a number of grants under the old SSHAG program. They wound up building 16 houses rather than the 10. The houses were not extravagant by any means, but they were solid, well-built, small houses that the community felt was adequate for many people's needs. I think that was a very successful program. You have the opposite end, and again, maybe it is a lack of support, where you have a community that was given many dollars under a pilot program to build houses and some of them are still not completed.

MR. GARGAN: My final question is with regard to time frame. The design of a lot of the HAP houses is actually decided by the district office and also the supplier is really left up to the discretion of the district office, and a lot of times you do not get your material, or design. Maybe we need to give more incentive to people who are really interested in building their own houses, to start planning now, for example, for next summer rather than waiting until March when the budget comes through. Then the material, I believe, is put out to tender and that takes additional time. I do not know whether it would be to the benefit of the individual to actually go out and shop around for the best supplier and design.

MR. DICK KAIP: I cannot argue with you about the requirement for the materials to come in early in the year. The district decides clients based on applicants' need. They allocate the HAP housing units. But the district does not go out and tender for supply nor does it go out and produce the

blueprints. The blueprints are produced by our construction division in head office and the material or the supply packages are tendered out by our material supply people in head office. I will not argue with you about the need for the materials to come in early. The most successful houses we have had again this year are Lac la Martre and Rae Lakes where the materials came in over blueprints.

MR. GARGAN: I guess for the HAP houses, the material is supplied and the individual either has to put in his sweat equity or else try to find other sources to build the house. So as far as building a shelter, only half of it is actually provided. I do not know whether I should be directing this question to you but, it is a half deal sort of thing. In this instance, I guess Indian Affairs did provide salaries to build these houses. The abbreviation for the HAP program certainly speaks for itself. The SSHAG program was not like that, was it? In the SSHAG they provided the package and the people to build it.

MR. DICK KAIP: But none, or very limited, labour. The concept of home-ownership varies and different people have different concepts. Maybe I am wrong, but I do not think you do anybody any good or any service -- in fact I think you do people a disservice -- if you are going to say, "This is home-ownership, here is everything." I do not think that is good for anybody. Maybe I am wrong, but I do not see how it could be good for anybody. I do know I have been on reserves in southern Canada where everything was provided. It was not good for those people.

MR. GARGAN: I am glad you mentioned that because this is maybe what I was leading to. Maybe it is up to the individual's responsibility to shop around and get the best possible design with fairly good capital in order to build their own houses. In other words, if the district office or the headquarters are the ones who are designing the buildings and supplying the funding and whatever other capital, there is a disservice there too then, right?

MR. DICK KAIP: I see what you are getting at, but maybe there is not enough flexibility.

MR. ARLOOKTOO: (Translation) The first question I want to ask is whether you have education toward the maintenance people for the old burner mechanic or apprentice people?

MR. DICK KAIP: What we do have Joe is we encourage housing association maintenance people to take the housing maintenance apprenticeship program and get their journeymen's ticket. This ticket does not make the person a fully qualified oil burner or a fully qualified electrician. What it does do is provide him with the knowledge to do the routine day to day maintenance. One of the problems with that program is that all too often the individual who takes the program, he goes into Frobisher Bay or Fort Smith but what he is missing is the weekly support required, the training on the job.

Of course, the other problem is that when you do get somebody who goes through the program and is a good maintenance person, all too often he is lost, he takes a job with somebody else who pays more and doesn't have to get out and run around on a skidoo at 3:00 o'clock in the morning trying to fix a furnace.

MR. ARLOOKTOO: We would like to get further clarification on the housing education you mentioned earlier concerning the tenant. What exactly did you mean about housing education for the tenant or a person who is renting a Housing Corporation unit?

MR. DICK KAIP: I think in many cases the people who live in the houses do not understand a great deal about housing. I think when I refer to housing education, is that the district office people, they go into a community and, lets take maintenance -- the technical person, he goes into the house with the housing association maintenance guy and explains the maintenance program. What things the tenant is responsible for, what things the tenant can do to take pressure off the maintenance men. The other area is tenant's responsibilities to look after the house, pay his rent and how the rental system works. There have been very, very few cases where I have gone into a house and spent time with the tenant, listened to his concerns, tried to explain how things worked that have not been relatively successful. They might not always agree with you, but at least you have explained the program to them.

In many cases a tenant that had been a problem tenant, can turn around and be one of the best tenants in the community. In your district it is even more difficult just to try and spend the time in the community that I feel is essential. The other area in housing education, I do not think it can be done by writing letters or through pamphlets, etc.

CHAIRMAN (Mr. Ballantyne): Are there any questions from anybody on the committee? Okay, I have a couple. The way I see it anyhow is one of the difficulties the Housing Corporation faces is the relationship with CMHC and with the territorial government. Obviously the funding arrangement with CMHC limits a lot of the flexibility that the corporation might have to deliver programs. How do you see the relationship with CMHC improving and how would you like to see the relationship with the territorial government improved? Should the housing corporation, for instance, not be at arms length from the territorial government as it is now? Would there be an advantage if it was closer allied with the territorial government? And what improvements can you see in CMHC programs that either are administered by the corporation or some of them that are administered themselves? How do you see those relationships improving?

MR. DICK KAIP: Our relationship with CMHC is difficult at times. The major problem as I see it with CMHC is that they want to be informed, they want to know what is going on and I guess you can't blame them when they are putting up a major chunk of the dollar. I guess one other area with CMHC, it being a national housing agency tends to look at housing in a national way. The requirements for housing in the Northwest Territories are probably unique and maybe there, there is an ongoing requirement for education.

The relationship with the territorial government, I think there has to be a lot more communication. I think one of the major problems we faced, not only as a housing corporation but as a territorial government, is that they were given a massive mandate in respect to housing. Maybe I am wrong but I think many times the territorial government was put in a box. They knew of the problem but they really could not do anything about it. The task force on housing, I hope, and I think it has already done it, is making the Members of the Legislative Assembly fully aware of the housing problems in the North. This may have been one of the problems that the Legislative Assembly was not kept fully aware of housing programs and housing problems and I feel that is going to be the greatest good coming out of this special committee.

CHAIRMAN (Mr. Ballantyne): Another criticism that we have heard in just about every community, rightly or wrongly, these are the criticisms that we have heard is that there is at least a perception in the communities is that the decision making process of the corporation is too centralized. There is a frustration that goes from the housing association and or authority to the district office, then the district office has to get approval from head office and it has been a torturous process. And also there is an expressed desire in every community at the community level to take care over more responsibility and authority in the delivery of programs.

I wonder if, 1) Do you think it is a valid criticism? 2) How would you improve the process now by, for instance, perhaps giving the region or district offices more local authority, I mean, how would you see giving housing associations more authority, more responsibility in the delivery of programs? How would you generally improve this problem or perceived problem but if you could tell me in your view if it is a problem? If it is a problem, do you have any possible ways of improving the situation?

MR. DICK KAIP: It is perceived of a problem and therefore it is a problem because there is a lack of understanding in many cases. One of the problems is that housing associations and housing authorities are unaware of what their authorities are. I'll give you an example, I want to get Rae very involved in all housing concepts in Rae. Consultation on HAP grants, the establishment of the community's priorities, the establishment of priorities for maintenance, the development of community policies in respect to rental collection, tenant damages, housing allocation, residency requirements. And these can all be done but one of the problems and it is a two way problem because you have to maintain the interest of the group and ensure that when they make a policy in the broad range of their mandate that they have to take the responsibility that goes with it.

I think to some degree there has been a centralization in the Housing Corporation. Maybe a great deal of that is through necessity or necessity and a lack of resources. It would be great if a district office could have a drafts person or an architect on staff to involve local communities on designs. Especially design concerns but the resources are just not available. Some of the lack of understanding at the community level goes back to a lack of consultation with communities. I suppose everybody would like to make and establish their own rental scale. If I could make or establish my rental scale, I pay for my house, I would be paying a lot less than I am now.

Housing associations can work within the rental scale. They have a fair degree of flexibility but the minimum levels must be contained in their flexibility. Housing association taking senior citizens, for example, can establish the rental rate the senior citizen will pay from the minimum rent of \$32 up to the full assessment or any place in between that. I don't know, maybe I am wrong but it seems that some housing associations do not realize that.

CHAIRMAN (Mr. Ballantyne): Thank you, Mrs. Lawrence.

MRS. LAWRENCE: Okay, just before I leave, I have to go to the bank before 3:00 because we are leaving early in the morning.

It is interesting that you should mention that we should be putting our own rent scale. The government went right ahead and put a rent scale on their own without consulting the people that are renting houses from them. They based the rent on a federal level and that is really hard to accept because the houses that they put the rent scale on, some of them are in very poor condition and yet they have to pay the full scale and then you turn around and the people that are not working are paying minimum rent. So, there is no incentive for people to work because why should they work, they are paying \$900 rent and the next door neighbour is paying \$35 or \$32 rent. I do not believe in that b.s. that the government should go ahead and put that rent scale according to what federal is because how could we base anything on federal when we are dealing with the community level. That, I cannot agree with you or accept it because I do not believe in that rent scale. They penalize people for working and there is no incentive at all for people to carry on with their employment or whatever.

As for senior citizens, I think it is only fair that we give them a low rent scale or even free rent because some of them deserve to live peacefully in their last few years. That is all I have to say and I have to be excused, please.

CHAIRMAN (Mr. Ballantyne): Thank you, Eliza.

MR. DICK KAIP: I did not say that housing associations had the authority to implement their own rent scale. I did say that they had the flexibility to work within the rent scale. The rent scale in use is by far the lowest rent scale in North America for social housing. There was different levels of consultation with communities and in fact we do not use the federal rent scale. And the Housing Corporation is penalized by CMHC for not using the basic federal rent scale. I am not sure of the exact figure but it is in the hundreds of thousands of dollars a year.

CHAIRMAN (Mr. Ballantyne): I think the committee is aware of that. I think it goes back to the original point that I brought up and you responded to is that perhaps CMHC should be looking at the north as a special case and that southern standards are not necessarily appropriate up here. Are there any other questions? Are you interested in going on a tour of some of the houses here?

Okay, thank you very much. We appreciate your time and I think we have learned something from this interchange as it were. I have some specific questions I would like to ask you about Rainbow Valley and Detah, but I can do that another time.

MR. DICK KAIP: Thank you very much for your time.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

HOLMAN ISLAND, SEPTEMBER 12, 1984

CHAIRMAN (Mr. Ballantyne): Good evening. I would like to call this meeting to order and before I introduce the Members of the panel, I think your mayor would like to say a few words and also Kane Tologanak would also like to say a few words on behalf of the housing association. Mr. Mayor.

MAYOR ISAAC ALEEKUK: Thank you very much. On behalf of the hamlet council of Holman, I would like to welcome the Special Committee on Housing to Holman and I hope you enjoy your stay. I am glad to see that a few people came out and showed some interest and they may have a few remarks later. So now maybe Kane would like to say a few words here.

MR. KANE TOLOGANAK: Mr. Chairman, maybe you could explain the radios first of all to the people that do not understand the usage of such electronic achievement.

CHAIRMAN (Mr. Ballantyne): Okay, I will do that, Kane. Everybody should have a headset, there is some on the chairs and those that do not have them, can get them up at the table or Penny Aumond will pass them out.

Everything that is spoken here tonight is being recorded, and everything is being translated so anybody who wants to talk, can come up and speak in their language. Do not be afraid to come up and talk. It is very important that we hear all of your views. And also when you do come up to speak if you could identify yourself for the record because as I said everything here is being recorded and there will be written transcripts of this meeting. If you would like to go ahead now, Kane.

MR. KANE TOLOGANAK: Thank you, Mr. Chairman. On behalf of the Holman Island Housing Association, our chairman, Joseph Halohit, who is sitting right in front here in the fancy red cap and the board of directors who are scattered throughout the audience, starting with Agnes Kuptana, Harry Eootak, Mark Akootak, Allan Joss and David Kanayok. Some of them are not present at the moment but it is my privilege and the housing association's privilege for the Members of the special committee of the Legislative Assembly on housing to be able to come to our community to hear our views and concerns on housing.

I do not want to say too much, I know most of you and I have worked with you and was in the same House with some of you before so I am quite happy that you could come down to where it is so beautiful from all things I have heard from all of you. Unfortunately, we cannot compete against the international activity that is happening on TV this evening but hopefully the people here can be able to come out and say a few words about housing. And the housing association will be represented by myself with a few words as well. Thank you, Mr. Chairman.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Kane. First of all I would like to introduce the Members of the committee who are here tonight. The co-chairmen of this committee are Arnold McCallum and Ludy Pudluk, and unfortunately both of those people had other responsibilities tonight and for this meeting, I have been designated as chairman. My name is Michael Ballantyne and I am the MLA for Yellowknife North. On my far left is Red Pedersen, who is the MLA for Kitimeot West. I think many of you know Red from his years in this area. Beside me, also to my left, is Sam Gargan for Deh Cho. On my far right is Joe Arlooktoo for Baffin South and this attractive lady on my right hand side is Eliza Lawrence for Tu Nede.

There are other Members of the committee who are not with us tonight. There is, as I mentioned, Arnold McCallum and Ludy Pudluk and also John T'Seleie for Sahtu. And alternate Members of the committee who are not here tonight are Michael Angottitaruq who is the MLA for Kitimeot East and Elijah Erloo who is the MLA for Foxe Basin. As I said, you know the life of an MLA is very busy and other Members of our committee are out doing their work in other areas tonight.

I would also like to introduce some of our staff to you. Our interpreters from the Eastern Arctic are Jaypatee and Erica and from the Western Arctic, tonight we have Annie Goose who is here now and Elizabeth Banksland, who will be coming shortly. Our technician, Chris Rogers, who has been with us in the tours of all our communities and Penny Aumond who is our co-ordinator.

Up to this point, our committee has visited about 30 communities throughout the Arctic. We have been so far to the Baffin, to the High Arctic, to the Mackenzie Delta, we have been down the Mackenzie Valley and we have been south of Great Slave Lake. In these communities we have held public hearings. We have met with some of the housing association. We have done tours of the houses in the communities and today we had a tour with your chairman and vice chairman of some of the housing in your community.

We still have a number of communities that we have to visit. Over the next two weeks, we will be going to Sachs Harbour, Coppermine, Cambridge Bay, Spence Bay, Pelly Bay and Gjoa Haven. And then in October, which will be our last community hearings, we will be in the Keewatin. So by the time we have completed our community hearings, we will have visited well over 40 communities in the Northwest Territories. I think that the communities we have visited, we have got a very good idea of the problems in those communities and I am sure that we will hear of your problems in your community tonight.

To give you a little history of this committee. This committee was formed last February in the budget session. A motion in the Legislative Assembly by Ludy Pudluk and it was unanimously accepted by the Assembly because the feelings of all our MLAs is that housing is probably the most serious problem facing us in the North. And we feel as a Legislative Assembly that it is very important that we try to improve housing and housing programs throughout the Northwest Territories.

I want to emphasize that we are a committee of the Legislative Assembly. We do not work for the Housing Corporation. We do not work for the government. We are here to hear your concerns. Tonight, we will not be able to answer all your questions. I think our major role tonight is to listen to your problems.

When we have finished all our community hearings, we will be bringing an interim report to the Legislative Assembly in November. But it is so difficult, our task to improve housing, that it will not probably be until next May, that we make our final recommendations.

So, I want to thank the mayor and I want to thank your housing association for inviting us here. We really appreciate the hospitality of your community, we find it to be a beautiful community. And I really hope that all of you here will come up and tell us your problems and give us your ideas about how housing can be improved in your community. So with that, I would like to ask Members of our committee if any of them would like to make an opening statement. None, okay then, I would like to open the floor now. If anybody would like to come up, if they would sit at this table and if they could give their name first. So we will know when we do the transcripts who actually was talking at the meeting. So we will open up the floor now, and welcome any of you to come forward and give us your views.

MR. KANE TOLOGANAK: Mr. Chairman, my name is Kane Tologanak. I am vice chairman of the Holman Housing Association. It is my privilege to be able to speak to you on behalf of the housing association. We invited you quite some time ago when we heard that the Legislative Assembly of the Northwest Territories had another special committee running around the Territories. As you know, I was in the Legislative Assembly previous to the present one and we had a Special Committee on Education that did a study on education throughout the Northwest Territories, and now we have one for housing. Housing is of great concern throughout the Northwest Territories, I am well aware. It is dear to everyone's heart.

People have then been in the houses and are now spoiled for the houses. The design and the size of the houses I cannot say has improved over the years. I cannot say that the administration of the houses in the Northwest Territories has improved. This evening I want to address you on some of those issues.

First in the area of housing, I remember in the late 1960s and early 1970s, housing was the responsibility of the Government of the Northwest Territories under the Department of Local Government when the territorial government was turned over. This I remember was being looked after for the federal government through the Department of Local Government. There were headaches for the clerk IIIs and IVs in those days, I was one and I am experienced in that area.

In establishing the Housing Corporation to look after the housing in the NWT there have been ups and downs in administration and the kind of houses that have been provided throughout the Northwest Territories. I think the question of houses in the Territories has to be addressed in two different ways. I know the Legislative Assembly aspires to come up with good recommendations so that the Legislature can make some decisions on housing, but I feel there are two different basic criteria or two different areas of housing that have to be looked at, north of the treeline and south of the treeline. I think my friends from the south of the treeline would agree with me, that housing is in much worse condition than the housing that we have north of the treeline. I know there are home-ownership programs. I know there are aspirations to have other types of fuel provided in those areas. That is where the people south of the treeline are way ahead of us.

I think there are two different ways of looking at housing. It seems to a lot of communities and it seems to many people who visit this community, that this community is clean. It is clean indeed. The houses are well-built, they look nice. On our tour today you saw that in this community, we may look rich in housing, but in actual fact we are having the problems in the same areas as any other community in the Territories. Today I showed an example of how housing was planned in Holman. The main windows are facing inland and the best view a person could have of the bay -- would have been to have some of those houses turned the other way so that the picture windows or the living room windows would be facing out. I often have to go into my daughter's bedroom, take my binoculars and kneel on her bed and look out toward the ocean. Some people might think I am a little nosy in having binoculars and looking out my bedroom window but in actual fact I am trying to look out toward the ocean. Anyway, that is one of the areas that we have problems.

Many houses are well-built or rehabed well. There are only a few that are remaining in Holman. In some discussions with some of the people in the Housing Corporation, including the district office, and some of the members as well, perhaps rehabilitation of the houses will no longer be carried on or will no longer be considered. But we will need an alternative. Some of these houses have been here for perhaps more than 20 years and the wear and tear on these houses has made them very unlivable. There is no proper plumbing and no proper facilities, and these houses have gone way beyond wear and tear. If you are not thinking of rehabing the houses, at least let us have replacements.

I think the Legislative Assembly and the Housing Corporation owe it to the people of the Northwest Territories to finally getting some rehabilitation to these houses done, at least the ones that have not been rehabed. And any new construction from there on in should not be rehabed unless a major alteration is needed or the maintenance is too costly. So I am urging the Members of the committee, or Members of the Legislative Assembly of the Northwest Territories to decide to do away with rehabing the houses. I think what my next door neighbour has I should be able to have too. I think that is only a fair statement and that should be lived up to throughout the Northwest Territories in the communities where the rehabs are required.

You have noticed that we are being introduced into the home-ownership program and we are into that for the second year. Perhaps Mrs. Goose, who is interpreting for you this evening and who has one of those home-ownership programs, perhaps might tell you the experiences of a home-owner for the first year.

I think the theme for the last few months is that it is time for change. You know the colour of our flag has changed, many things have changed. I think it is time for a change in housing in the Northwest Territories. Maybe it is about time to rethink the administration of housing. Over the years the Housing Corporation has grown to beyond what most people thought it would become when it was formed. I think it is beyond its mandate. I think it is doing much more than it is expected to. It has had its ups and downs in the way of administration. The running of the Corporation itself has been questioned year after year by the Assembly and I think it is time for change. Maybe it is time to do away with the Housing Corporation. Perhaps it is time to put it under the Government of the Northwest Territories as a division. Perhaps it is even time to do away with the housing associations as well. Maybe these things can happen under one hat.

Some years ago when I lived in Coppermine, Mr. Pedersen was there as the chairman and I was the settlement secretary to the settlement council. One thing, in smaller communities, a lot of groups and organizations overlap themselves and duplicate the kind of things that should be done by one body or another and those kind of things do happen in most of the communities. This one concept with one governing body for the whole of Coppermine, we had a meeting with all the people in that community, of all the organizations and agencies that were involved in serving the people of that community at the time. Everyone was in agreement to come under one governing body in order that the people in the community are not always mixed up as to who is doing this and who is doing that. I feel that perhaps that thinking should come back. I know some years later when we thought about that program, some other communities went into that and it seems to be working. That is in Fort Good Hope. Our only setback at the time was with the Housing Corporation. They told us at that time that they were sorry, they could not be part of one governing body, they could not answer to the settlement council. They said "You are not incorporated, we are incorporated and we are responsible for our own funding and whatnot."

But now I think the desire is there, with all the experiences the Housing Corporation has been having with its administration and its frustrations in the large turnover in management of the Housing Corporation. I think it is time for change. I think it is time to dissolve the Housing Corporation. I mentioned earlier that we should dissolve the housing associations as well. Maybe it is time that communities realized who are the ones that are governing the body, who are the ones who make the by-laws and who are the ones who get the most attention from any Legislature or from any government body, and that would be the local municipality. There is no reason why the housing association cannot answer to the hamlet or the local municipality or be an arm of the hamlet and maybe here we can expand to provide housing maintenance. Rather than having 20 different suppliers, at least you can have one list of suppliers to order from and stuff like that. Even maintenance could be contracted out. But those kinds of things I have not really thought out, but maybe it is time to dissolve the Housing Corporation.

I have talked about rehabs, I have talked about some problems we have. I have talked about the things that should happen. The present problem, and I have written to the Minister responsible for the Housing Corporation, our housing association has been concerned about having private businesses in a public house. That has been a question throughout the years I was in the Legislature and still to me that is a very delicate question, especially when you come from a smaller community. I think small or private businesses, as long as it does not go beyond the desired quotas, would be turned over to the housing association, if that was minimal I think the businesses should be allowed to go ahead. If there are certain quotas on electrical power or fuel or whatnot, if that seems to be beyond its annual intake, then that should be billed back to the local person who is a tenant. So these kinds of questions I asked of the Minister and he supports us in a way, that this issue of having private businesses in public housing is a very delicate question and perhaps sometime in the future some sort of a Legislative decision will be made. I am quoting directly from the sentence he gave me.

What I feel in our part of the country is that housing is much needed and it should be well-designed to meet the needs. You have seen, I am sure, the rehabs that have been done recently in the last two years. Unfortunately the designs and the thinking behind the designs does not really meet the needs of the people and the weather conditions in our part of the country. Another sore point has always been the rental programs or the policy of the Housing Corporation. Why is the rent always going up? Why is it that every few months we are getting a rent increase? Why is it that we have to pay for our own power? Pretty soon with these kinds of questions and answers, the tenants are not going to have much pride in hoping for better housing because with the kind of statements that have been made perhaps it is time to stop here and now. Maybe a home-ownership program is an alternative or, as was suggested to me today, some of those old houses that still require rehabing, that assistance be given to rehab your own house. You give a certain amount of money to the tenant to rehab his own house, interior or exterior, in the way he wants it, the kind of plumbing he wants, how his bedrooms should be designed.

I think with that kind of independence a person can have much pride in living in one of the new rehabs which I am not very happy about. I think that expense does not have to be as great as what you are spending on the rehabs now throughout the Northwest Territories. I gave that idea a lot of thought and I think it is a very good thought and I hope it will be pursued further with the Minister as well as the Housing Corporation board of directors, and urge some kind of program change in that area rather than getting rid of the program altogether.

I do not have much more, Mr. Chairman, unless the chairman of our housing association has something to say. Mr. Chairman, these are all my remarks on behalf of the housing association here in Holman. We have not spent all that much time in preparation because of all the other things happening, but we have been able to discuss in general some of the concerns and changes that we would like to see in regard to housing in the Northwest Territories. Thank you, Mr. Chairman.

CHAIRMAN (Mr. Ballantyne): I wonder, Kane, could you stay for a while? Would you be prepared to answer some questions? Would any Members of the committee like to ask Kane any questions? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman, perhaps not a question but some comments since Kane and I worked together on many of these things. The concept that you brought up of bringing the local housing associations under one body, we have heard that in other communities -- not in all of them but in a number of them. Other arguments that have been pointed out to us are, for instance, that housing associations really are in fact tenants' associations and you only have an input into your housing association if you are a tenant or at least have a valid application, I believe. It is felt by most communities, it appears, that housing is probably the most important single aspect of any social development within your community and should be under a broader community control than just the existing tenants. Up in this part of the country is not too bad because most of the people do live in Housing Corporation housing, but in many of the southern communities there are really quite few of them. In some communities with a population of close to one thousand people, there may be 30 or 40 public units that are administered by that little group of 30 to 40 people and really have no community control over them. I am sure it is a concept that will be looked into by the committee.

Also, your comments on the Housing Corporation itself are ones that we are considering and have heard before. You raised a point of designs. I think I have been involved in the provision of housing since we first started building houses, in fact, right here in Holman, and to the best of my memory I do not think there has ever been a house delivered, either new or rehab, where local people had any input whatsoever into the design. It has always been "You are going to get five houses this year" and when you ask what type, they say "Well, two bedroom or three bedroom" but you never really see the floor plan until the materials arrive. There have been a great many houses built that, as you said, generally are quite well-built, but they are not that suitable. We have had suggestions in some places of regional design boards through the regional housing groups and that might make some sense.

I am just going to comment on one other thing you mentioned and that was business in public houses. I agree with you that I do not think you should penalize a person -- if you live in Holman there is only public housing available to you and you certainly should not penalize people from showing initiative and going into business merely because they live in a public house. And I think we should not forget the time-honoured profession up here of trapping, that we all think of as a cultural heritage, is in fact also a business. It has been declared so under the Income Tax Ordinance and certainly no one quibbles about anybody skinning their furs in their houses or carrying on a business like that. So I would certainly be prepared to support local people doing business out of public housing. I do not see anything wrong with that. I guess, Mr. Chairman, from the notes I made on Kane's presentation, those are about the only comments I have.

CHAIRMAN (Mr. Ballantyne): Thank you, Red. Are there any other questions or comments from Members of the committee? If not, I just have a comment and then I have a couple of questions. I would like to thank you, Kane, for your presentation because a lot of the ideas that you have put forward we have heard in other communities and I think they have a lot of validity. I know we, as a committee, are prepared to look very seriously at the ideas that you have put forward. I think they are very worth-while and I want to thank you for that presentation.

One area that I would like to, if I could, get a little more detail is, in every community that we have visited there is a desire of the people to have more control over housing and housing programs. I know in communities such as Fort Good Hope and Fort Simpson the band has actually done what you have talked about. They have really taken over housing. There is no housing association in either one of those communities. The band is doing everything, and they would actually like to be given money and they will deliver the program themselves. Do you think that that idea would be reasonable here? Is there the expertise to do it here? If not, do you think that training programs to provide the expertise would be helpful?

MR. KANE TOLOGANAK: Well, Mr. Chairman, I suggested that it is time for a change in the housing business in the Northwest Territories. I think perhaps we have to look at different avenues of how this should be done. I cannot answer for what the Legislature might say or I cannot say what the people desire but that desire for change is there. I think desire for control in saying what kind of a house that this community should get or what an individual person should get. I think those decisions by a community having the necessary funds whether it is through the territorial government or CMHC, that some kind of a program should be set up. When I made my remarks when I was an ordinary Member of the Legislative Assembly, I was presently living in a summer cottage and I meant one of those new houses that was built in Coppermine some years ago, they were always cold, there was ice all over on the corners of the houses and that is still happening to this day.

In most cases they are inspired to make some changes, they are changing some roofs, they are changing some siding, they are putting in some more insulation, but that problem still always exists. So, the problem is in design. And the Housing Corporation has been having one designer or whatever but those houses do not seem to improve one bit and I think it is time the people had some say in what kind of houses should be in Holman Island and what kind of houses should be in Lake Harbour and what kind of houses should be in Resolution. There is different needs in those areas because of different climates and different situations. Up here we can't burn rocks but Eliza can burn wood down there. I think that is where the design and the say in what type of houses we should have is very important and fundamental and that is why I think there is two ways of approaching the question of housing in the Northwest Territories. That is just how much I can reply to that, Mr. Chairman.

CHAIRMAN (Mr. Ballantyne): Thank you, Kane. I have another question specifically about your association as it operates now. We have heard complaints in every other community that the associations do not have enough money to do proper maintenance on the houses and they have problem with the trading of their personnel and they do not have enough personnel to do maintenance. Do you have those same problems here?

MR. KANE TOLOGANAK: Yes, Mr. Chairman, I should have made it a little bit more clearer when I mentioned perhaps it is time for some things to be desolved, some areas to be desolved. Because basically right to this date, these people who are elected by the local public housing tenants are really rubber stamps of the Housing Corporation. The district manager in Cambridge Bay, the district office pulls all the policies. All the policies are set through the Housing Corporation and this should be enforced in the community to say that. I think it is time that we are not rubber stamps any longer.

In regard to training personnel of the housing associations, I must give credit to the Housing Corporation for the kind of training that has been provided for maintenance men. The oil burner mechanics course, those courses that have been spread over a year or two years in order that these young men and women may get their journeyman papers. I must give credit to that program that has existed over the last few years in providing good maintenance men who are knowledgeable. We have such persons on our personnel as well. We have a qualified journeyman and we have two other people who are still training, who are training at the moment so they can have their journeyman papers. And I hope they do continue.

As for secretary managers. At times in different regions and different areas, which I am aware of, there is a high turnover in that area. And the Housing Corporation, we all know, has that problem with their personnel in that area because of the kind of funds that are provided and are handled through that one office and that one individual. I think the training there is much to be desired. In most cases, in most small communities, these people who do qualify to a certain extent but who require further training, do have families. And a family in the Northwest Territories, is one family that stays together and do not like to be separated for too long of a time.

There are attempts to have workshops. In the beginning I remember the training program in Fort Smith that has not gone all that well. But for people who have families and are able to a certain extent but require further training, that training should be done within the communities or within the region. I think some success can be seen and witnessed in the Kitikmeot Region in training in that area. As well as maintenance and as well as the administrative staff.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Mr. Tologanak. Are there any other questions from the committee? Mr. Tologanak, we really appreciate your comments and they have been very helpful.

MR. KANE TOLOGANAK: Thank you very much, Mr. Chairman.

CHAIRMAN (Mr. Ballantyne): Would somebody else like to come forward to give their views? I am sure that there are some problems in the community. If we only have had one speaker, I know the committee will go away and say "Everybody must be very happy here".

---Laughter

The sort of thing that we are looking for is that if any of you have individual problems in your own houses. If any of you think that your houses are overcrowded. If you have problems in your house, it is important that each of you come forward and don't be shy. We have had in every community -- most of the people have come forward and given us their ideas and we would really appreciate it if you would come forward and tell us any problems that you have. We will take a five minute coffee break and everybody can think of some good questions to ask us.

---SHORT RECESS

Okay, maybe we will start again and I hope everybody had some coffee. I would really like to emphasize that we do have translation equipment so people can come up and speak in Inuktitut, in their own language. So they can feel comfortable speaking in their own language and we will understand what everybody says by listening to our headsets. I would like to ask the mayor if he would come up and maybe say a couple of words.

MAYOR ISSAC ALEEKUK: Thank you, Mr. Chairman. I will just say a few words in Inuktitut. (Translation) Anyone here can come up and speak, people that are here at the meeting. Even though very little you can speak and say your problems to the panel here. Even if it is a little problem you can bring it to the panel here to see how they can be able to fix the problem. They might find a solution to the problem if you bring your problems to them and discuss them. (Translation ends)

I would just like to make a few comments myself, if I may on some of the thoughts I have been having. One problem that always seems to come up in small communities like this is when the rehab comes up. You know, retrofit roofs or rehabs is that we have problems with the driveways -- somebody comes in a jacks up a house and builds a pad but doesn't build a driveway and the hamlet council does the community service like water and sewer and we have come up with the problem of having to build the road after the Housing Corporation comes in or contractors come in and do their rehabing. They build the pad but they don't build the road and we have to run around for money, ask for money either from territorial or local government departments to build these driveways. Sometimes it becomes a problem because as a hamlet we are responsible for maintenance of our equipment and it is pretty hard on equipment when we don't have driveways. That is one problem that we see in the hamlet office.

One other problem that I tend to see come up quite often is the way the Housing Corporation handle their tendering. Like for new rehabs or for retrofit roofs. Just to give you an example, this summer the barge came in in late July and a trailer for roofing sat here for about a month, the whole month of August. And then we finally started putting in the roofs and retrofits in September because somebody in the Housing Corporation left behind in their homework or were not doing their work. I don't know what it was but their contracting system doesn't really work up here because you have all this good weather and it is put to waste because somebody didn't keep up with their work. I do not know what was the problem. I am not aware of this because I am not with housing anymore. I think it would be to the contractors benefit and people working to at least start work right away as soon as the material comes in, like right after the barge comes in and they unload it.

One other problem I have, especially in my own home is the floor tiles constantly break apart. I don't know if maybe putting in linoleum might be better because the maintenance people have to constantly come around every summer and it must be costing them money to keep putting in floor tiles when they could be using something else that would last a little longer.

Also, I think rehabing has done some good here in the community. It has brought the standard of living, for some families, better because I think most people in town now do have running water and septic tanks. There are still a few of the older houses that still have these honey-buckets and don't have running water. And if other people in the community can enjoy a better system such as running water and septic tanks and whatever, I think it should be made available to continue rehabing these older houses. Some are still in very good shape and they can become new homes actually after rehabing.

That was a real good program because there have been quite a few done here already and I have seen them. They have turned out real well and I don't know if there is going to be anymore after last year when they did them. I think it should be carried on at least for the size of our community because we are not continually getting new houses every year. We are the same as every other community, we are short of houses, especially for the young people. And some families are very large and the houses are too small. For young people who are thinking of starting a family on their own, it is not very easy finding a house available because there is none available. I think that is about all the comments I have to make. Thank you very much.

CHAIRMAN (Mr. Ballantyne): Thank you, Mayor Aleekuk. Do any of the Members of the committee have any questions of the Mayor? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Isaac, the point on the rehabs is of course well taken. I think what Kane was mentioning and what the talk has been to do away with the rehab program. This other program, the way it works right now it is not a program to do away with upgrading the older houses. The rehabing, as the government is doing it now, is a very, very expensive program. The cheapest rehabs, it depends a bit on where in the NWT and the freight rate, but they run anywhere between \$50,000 and \$70,000 each. And one of the problems with it is that the Housing Corporation designs a package, a rehab package, without any consideration for the house that is to be rehabed. Some of the houses are not in bad shape and to strip everything out of them as you would the ones that are in real bad shape is not quite reasonable.

As an example, in Coppermine this year, they are doing 20 rehabs. Every one of those 20 houses and some others besides got new chimneys put in last year. This year, they are ripping them back out and they are going to the dump. Something like that doesn't seem reasonable. So, if you hear that some people advocate that the rehab program should be scraped, that doesn't mean that the old houses would be left as they are, they would still be upgraded but not at that tremendous cost that we are doing now. Because the feeling is that for the \$70,000 that you should be almost able to build new houses of the same size of the old ones that we are rehabing. Certainly what we have heard from most communities is that sure we want the old houses made better but the primary need is that we need more houses, more houses, more houses.

The most demand that we have sensed in the committee in all the communities that we have been to is for smaller units. Ten years ago, I don't think anybody would have called for a one bedroom unit, now it seems everybody is. The younger generation are growing up and they are still staying with their parents.

There are some being built. There is one going up in Coppermine this year. They call them nineplexes. There is eight one bedroom units in a row housing type thing and a three bedroom unit on the end. We have not seen them finished yet but it looks as if they might be good. I just wanted to comment on that rehab thing.

The other thing you mentioned was the construction season -- we waste so much. We have heard suggestions and I wonder if you would care to comment on that. If the materials arrive on the barge, would you be willing to sacrifice half a year in order to get a good construction season? In other words, if everything comes in on the barge this year say "Okay, leave it and we start next May on it"?

MAYOR ALEEKUK: I guess that could work as well depending on who the contractor was but you know, above us, you know, other people like us have this, we might as well, you know we think everything is going be worked out. If the material can be airlifted or stuff like that -- I know they have tried it before and it must have been costly to airlift everything and try to do everything in July or August. Somehow things get done whether you work through bad weather or not but just small stuff like this, if people can work together, the local people and the housing authority, we could get through some of these problems.

Maybe you would get better housing if it is done in better climate, better weather instead of working in the fall with all the rain and snow. Eventually the job gets done, it is just that I had this idea that if things started a little earlier we might get better quality.

MR. PEDERSEN: Mr. Chairman, I just want add to the comment that Isaac made too, just to go on the record. He mentioned the tile on the floors that is forever coming up, cracking across the seams of the plywood and wondering why there is not roll type linoleum or vinyl flooring going in. I have been sometimes involved, certainly observing houses that are being built for many, many years in this country and I have never ever seen a privately owned building that put tile on the floor up in the Arctic. It has always been roll flooring or broadloom. One or the other. And I agree 100 per cent with the mayor. And I can also mention that the hamlet office in Coppermine when it was built, government building, got tile floor. Now that the hamlet has control of their own building, what remains of the tile floor, they are in the process of ripping it out and putting broadloom in. That is just to get it on the record. Thank you, I have nothing further.

CHAIRMAN (Mr. Ballantyne): Thank you, Red. Any other comments or questions from anybody on the committee? None. Isaac, a question I would like to ask you is a follow up to something that Kane said. Kane suggested that maybe it is time to change the idea of a housing association and have one body take over, like every area in a community. I wonder, as mayor, do you see if it would be better if the hamlet council was responsible for housing in the community?

MAYOR ISAAC ALEEKUK: I would think that if it was gradually phased in and not put upon us all at once. Maybe a couple years down the road we would be able to handle housing under the hamlet but as of now, I do not know. As Red brought up earlier this evening, you would have to be a tenant to be actually involved in the housing association and Housing Corporation. Personally, I could not say right now, I would have to give it some thought, and see if we can make room for it or make reservations for it now.

CHAIRMAN (Mr. Ballantyne): Thank you, Isaac. Are there any other comments from the committee. Thank you very, very much, Mr. Mayor. We appreciated that.

MAYOR ISAAC ALEEKUK: Thank you.

CHAIRMAN (Mr. Ballantyne): Mrs. Lawrence, would you like to make a comment?

MRS. LAWRENCE: Thank you, Mr. Chairman. I would just like to thank the mayor for inviting us here and I just want to comment on some of the points that have been brought to our attention tonight by Kane Tologanak. He has raised several good points in his presentation and those are the concerns that we like to hear so that it will help us make recommendations to make some changes in the corporation or the housing for the benefit of the people at the community level. I strongly believe that it is time for a change also.

The planning and the design of housing was brought to our attention in all the communities. The planning is so poor in some areas and the women have a lot of problems with lack of space for closets, cupboards, even sewing space. When you sew, you need a lot of space for your materials and even for when you clean your animals and that, we need a lot of space and those are not provided in the designing of the houses. I would just like to encourage all the people to come up and say their views and concerns, so that would help us make our recommendations to the Legislative Assembly in November. Mashi.

CHAIRMAN (Mr. Ballantyne): Thank you, Eliza. We would welcome anybody who has any views and feel free to speak in your own language. We have translation so we will understand what you are saying.

MR. BILL GOOSE: My name is Bill Goose and I am from Holman Island. I just want to make one comment regarding home-ownership packages. Last year I built my own house under the home-ownership program. It is a three bedroom, one storey and a half, and the size is 7200 x 7200 with one bedroom downstairs and two bedrooms upstairs.

The only thing that I really did not like about that building was that it is designed to compact. I mean, there is not enough room to move around on the main floor downstairs. It should have been designed maybe, 10,000 x 10,000 or something like that because I could fit in a regular three bedroom public house with five children with no problem. But this type there is nothing you can do, you can put a couch, an armchair and maybe a TV and a stereo and nothing else, maybe a table and a few chairs in it. And you can put one bed and that is, about all in the bedrooms. I feel that the design on the kind that I got should be changed so that a person could have a little bit more moving space. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Bill. Could you just wait a second and we'll see if there are any questions? Red.

MR. PEDERSEN: Thank you. Bill, 7200 x 7200 and 10,000 x 10,000 -- I am not sure if everybody is with you in measurements. The first one, your house is 24 x 24 feet, and the other one you are talking about is 32 x 32 feet, is that right? Just to clarify.

MR. BILL GOOSE: Yes, I was using metric measurements.

MR. PEDERSEN: I know.

MR. BILL GOOSE: Although we don't like metric, I got the plans in metric.

MR. PEDERSEN: Bill, on this HAP program, the home-ownership program, we have had a lot of suggestions on that program, particularly from the Mackenzie Valley, of course. As Kane said "You can't burn the rocks here but you can burn the trees down there", so it is easier to look at.

A number of things we have heard, we have heard suggestions that the plans that are in the book that you have chose from, I think there are five plans in that book and that they should basically be scrapped. And potential applicants for HAP houses should be able to make his own design and submit it to the Housing Corporation or whichever body will consider it. And providing that that design is a safe design that meets standards, it should be eligible for the grant. It should not be limited to just these five predesigned units.

The other suggestion we have heard all the time is that the HAP program should include a labour component in the same package so that people would not always have to run to LEAP program, employment creation program whatever because it has been pointed out to us many times that, one person said to us that the HAP program is only designed for unemployed people, nobody else has got time to work on it. So we have had a lot of comments on that. I wonder if you would agree with the concept that the owner should be able to design their own on application?

MR. BILL GOOSE: I back that up 100 per cent. You know, if a guy was able to do that, well, for me last year, I was only trying the program to see how it is. You cannot imagine it in your mind but just looking at the plans, just how big the building might be because I did not know one thing about the metric system before I starting building my house. But after I built the house, I knew about it. I fully agree with you, Red, anybody should be able to design their own house. How the floor should be and the structure and whatever.

The second thing and I am asking because my house is too tight for my family, if there could be some programs created under the Home-ownership Assistance Program so that a guy like me can apply to it to make it a little bit bigger.

CHAIRMAN (Mr. Ballantyne): Thank you. Are there any other questions from the Members of the committee?

Maybe Bill, if I could ask a couple of questions. One part of the home-ownership program is that once you build the home, you are responsible to run the home. You have to pay the power costs and the fuel costs. Do you think that in Holman Island that there would be many people interested in building in their own home knowing that they would have pay these costs of running the home afterwards?

MR. BILL GOOSE: From my understanding, if more people start to realize that home-ownership program is good for them then they will get into it. After they start to see the rents go up in April, you know, they may go up but we do not know how much per cent. But if a person is paying \$300 or so, or more rent a month is better off having their own house because with that kind of money, \$300 a month, you could run your own place in this part of the North.

CHAIRMAN (Mr. Ballantyne): Another question is when you build your home, the complaint we have heard in other communities is one day you found this package sitting in your front yard and they did not have any help from anybody to actually build it. And I don't know what your experience was if you needed assistance from the Housing Corporation, did they give it you. And do you think people would be more interested, especially people who are not skilled carpenters, in home-ownership if the Housing Corporation provided some expert help in the building of the house?

MR. BILL GOOSE: Yes, that is another help too. I think generally an average guy has an idea how to build a house just by following the plans. Sure, there could be some help in the technical side of it. But I think the program is good for people who are native, native people, to do electrical work, plumbing work and it is good practice for them to keep that up. As long as they have certification from the Housing Corporation to do that kind of work, they will practice and they will get better. I was able to build my house with local labour and that was good.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Bill. Are there any other questions from the committee? Mr. Pedersen.

MR. PEDERSEN: Again, not a question but a comment for the record and to inform people here. In 1972, the first Legislative Assembly Committee on Housing was set up and they made a report. The report that recommended the creation of the NWT Housing Corporation and they gave a mandate to the Housing Corporation then and the primary mandate was to provide housing. But specifically directed to a home-ownership program. And they recognized then, and put as part of their recommendation, their instructions in fact to this new Housing Corporation that they should attempt to introduce a subsidized program for fuel oil, electricity and municipal services in order to make a home-ownership program possible in the High Arctic. This mandate has not been carried out, as we all know.

MR. BILL GOOSE: I think the only thing that I can say on that is that if you could create such a subsidized program just for fuel only. The rest of the utilities that you have to pay is nothing. The high cost is fuel.

MR. PEDERSEN: The electricity is already subsidized and the first 700, so, we have the precedent and we certainly will be looking into it. I just wanted to get it on the record and perhaps to get more people thinking of that program if a subsidized fuel price was available for them.

CHAIRMAN (Mr. Ballantyne): Thank you, Red. Any other questions from the committee? Thank you very much for your comments. It was very, very good. Anybody else who would like to come forward and give their views to the committee?

Nobody here has any problems at all then? One thing as a committee, we really want hear everybody and we do not want to end a meeting until everybody has had the opportunity to speak. Kane, do you have any comments that you would like to make on anything that you might not have said before?

MR. KANE TOLOGANAK: Perhaps just a comment to add to what I said earlier about the high turnover in staff of the Housing Corporation and how it affects the local businessman and the housing association. And just to add to what the mayor said earlier concerning contracting in that area.

When there is a turnover in construction areas, especially construction division, the local person who perhaps has worked for many contractors outside of the community, works for that person as many times as possible, and sets up his own business, can build a house and can read the blueprints and can do it. But suffers when the construction division does not know the person, has no work experience and in the past if I remember some comment that came out and it was well played out in the territorial newspaper. "Oh, he is not a house builder, he is a truck driver, he can't build houses for us". You know, those kind of attitudes have to change. And some constituencies in contracting, somehow has to be maintained or run by someone else other than those people who came up north to do a certain amount of work for a certain period of time and then go off and buy there farm down South somewhere.

I think that is where our local people, local municipalities, local housing associations are suffering is in the tendering of contracts in awarding the contracts. That ability to communicate, that ability of recognition of these people who have been living in these communities and who have been building these houses for years are not properly recognized.

I wanted to add those comments because I overlooked it in my comments about the high turnover in staff in essential areas like construction division of the Housing Corporation.

CHAIRMAN (Mr. Ballantyne): Thank you, Kane. Are there any further questions of Mr. Tologanak, Mr. Pedersen.

MR. PEDERSEN: Thank you, Kane for bringing that up. Fort Good Hope probably has been given as the most radical solution to the problems that covers them all, lack of local employment, outside contractors, the timing of the material, when should the construction take place, floor plans, design, the whole works. Their solution to it, and I think it is an excellent one, it may sound simplistic is simply to give the complete local control for programs to the community. Come in and tell them, "Okay, we got half a million dollars available for you for housing". And that is it. You decide who to tender with, you decide who should build it. You decide if you need architects to have it designed with, you hire the architects. You decide where to place your order for materials and just take the program from the time of the dollar allocation until you turn the key in it.

I personally think that program would work. We hear often the fear is that the expertise does not exist locally for designing and so on. I submit to anybody that the expertise is not really existed within the corporation otherwise we would not have had so many designs and so many complaints about them that we have had over the years. I think locally, people could do just as well.

So, I suppose that this committee is going to have to look at everything from a little bit of control to that total control that Fort Good Hope said. But I certainly would like to see as much control as possible at the local level. Thank you.

CHAIRMAN (Mr. Ballantyne): Thank you. Do you have a comment, Kane?

MR. KANE TOLOGANAK: Mr. Chairman, perhaps just to add to that, I think this is a very immediate problem that is happening and that is ongoing. And in regard to awarding of contracts, it happens every year. Until your recommendations, until everything you have heard that you wanted to hear, until you have liberated yourselves to looking at all the points of view and all the problems that exist, the problem does exist now. I would recommend strongly that perhaps the committee is quite aware and well aware and have heard from other communities that this is a very real problem and should be tended to by the Legislative Assembly or a request to the Minister responsible for Housing Corporation, that this matter should be looked into immediately.

I think our housing association would have liked to have bid on some of the contracts but we were restricted in some way. Maybe the local municipality would have liked to have bid on some of the programs that have been tendered out but some of these things just can't happen. And all the delays and everything like that and all the local hire, northern preference and stuff like that, all those policies and that do exist. But I think that problem does exist now and it should be dealt with and I recommend strongly that the special committee inform the Assembly at their next meeting to deal immediately with the tendering and awarding of contracts of this nature in regards to rehabing in the Northwest Territories.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Kane. Are there any further questions from the committee of Mr. Tologanak? We really appreciate your comments. Thank you, Kane. Would anybody else like to come forward and make a comment to the committee? It may be the last time you have five MLAs here at one time, so, make sure you use your chance.

MR. DONALD INUKTALIK: My name is Donald Inuktalik and I am with the housing association on maintenance. I would like to comment on two things starting off with weather stripping. I am kind of shaky right now but I just have to say something.

Sometimes in the winter, in the cold months, we are always having problems with weather stripping. They are always either busting or breaking because they are all made out of plastic, rubber or whatever you call it, to try to keep the wind or snow out.

Another one is the insulation in the attic. In the wintertime with wind and snow and in the springtime you start seeing dripping of water. In the winter the insulation gets soaked from the blowing snow and when you go inside the attic and look on the outside of the building, you can see the outside. That is where the snow is coming in from and we told Cambridge about it one time and they said "No, just leave it alone, that is for breathing, for the insulation to breath".

I said "Why let it breath, look at the walls, they are solid, they got vapour barrier on it and why can't we make the roof solid where you can't see outside"? I am getting to another one on floor tiles. They are coming off all the time. There is one we did early last spring. We had to redo a whole floor because most of the tiles you could just pick them up with your hand, you didn't need any tool to take them off because -- there was glue alright but I don't know what kind of glue they used, probably disappearing glue.

---Laughter

That is about all I have to say. Thanks.

CHAIRMAN (Mr. Ballantyne): Thank you, Donald. If you would just stay there in case we have questions. You do not have to be nervous, you are doing very well. All of us are a little nervous speaking in public so I think it is very normal to be a little nervous.

Would anybody in the committee like to ask any questions of Donald? I just have one question, Donald. Do you think right now that your budget for maintenance is enough?

MR. DONALD INUKTALIK: No. Sometimes when we want to order some stuff we want, like say, some stuff for getting ready for winter. The last barge that came in with our supplies, 39 pieces of our order to maintain all the houses, didn't make it. Some came in yesterday and there is still more to come in yet and that is what is holding us up servicing all our furnaces because most of the parts for the furnaces to replace the old ones to get them ready for the winter, never came in yet. So, I don't know whose problem that is.

CHAIRMAN (Mr. Ballantyne): Thank you very much, Donald. Any other questions of the committee? We really appreciate your comments, thank you. Would anybody else like to make any comments or statements to our committee? This is the last chance you have.

If not, I would like to thank your mayor, your hamlet council, your housing association and the people of Holman Island for inviting us here today. We have learned a lot and it is obvious to me and I think to most of the committee that you have very good leadership here. I think the statements of your mayor, Isaac, and of your vice chairman of your housing association, Kane, and our talks today with your chairman, Joseph, shows me that the hamlet is in good hands. And if because of the hockey game tonight, some people that do have some problems, that were not able to come tonight, if they could tell their problems to the mayor or to the chairman and they could write us and let us know anything that may come up in the future. That we would really, really like to hear from you.

I can speak on behalf of the committee, it is a very enjoyable stay here. We will be staying here tonight and leaving tomorrow for Sachs Harbour and we will be thinking about your community when we make our recommendations. Again, thank you very much for having us.

I wonder if any other Members of the committee would like to make closing comments? Well, thank you very much and goodnight. I think the hockey game is probably over now.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

SACHS HARBOUR, SEPTEMBER 13, 1984

CHAIRMAN (Mr. Ballantyne): I guess we will start the meeting now. The meeting was scheduled to start at 7:00 o'clock but we thought we would wait for 15 minutes to see if we would get any more people here. I would like to thank the settlement council and the housing association for inviting us here tonight.

I would like to introduce Members of the special committee who are here with us tonight. My name is Michael Ballantyne and I am acting chairman here tonight and I am the MLA for Yellowknife North. On my far left is Red Pedersen, who is the MLA for Kitimeot West. Beside me, also to my left, is Sam Gargan for Deh Cho. On my far right is Joe Arlooktoo for Baffin South and this attractive lady on my right hand side is Eliza Lawrence for Tu Nede. Two Members who are not here tonight is Ludy Pudluk, MLA for the High Arctic and Arnold McCallum, MLA for Slave River. Other Members of the committee include John T'Seleie, Michael Angottiaurug and Elijah Erklou. As you know, MLAs are busy and the other five MLAs have responsibilities now elsewhere.

I will give you a little history of the committee. It was set up in February, a budget session of the Legislative Assembly. The original motion was made by Ludy Pudluk to set up a Special Committee on Housing. The feelings of all the MLAs is that the problems of housing in the North are very, very serious. We have problems with housing in every community of the NWT. We all felt that housing is so important that we should set up a committee of the Legislature, just to deal with housing.

Up until now our committee has visited over 30 communities: in the Baffin; High Arctic; Mackenzie Delta; Mackenzie Valley; south of the lake, and that includes the Yellowknife area; and in addition to Holman and Sachs Harbour area tonight, over the next two weeks the special committee will hold public hearings in Coppermine, Cambridge Bay, Spence Bay, Pelly Bay and Gjoa Haven. In October, our committee will spend two weeks in the Keewatin. So over five months this committee would have spent two and one half months travelling. We would have visited over 40 communities in the NWT.

I would also like to mention some of the staff with us. We have our interpreters from the Eastern Arctic, Japatee and Erica. We have Chris who is our technician who has been with us on the whole tour and have Penny who is our co-ordinator.

For your information the receivers are supplied to everyone and everything that is spoken tonight is recorded and translated. So feel free to speak in your own language and we will understand. I want to emphasize that this is a committee of the Legislative Assembly, we do not work for the Housing Corporation and in fact, indirectly, the Housing Corporation works for us. We were elected by you and are here to listen to your concerns. We will not be able to answer all your questions ourselves but we want to listen to the problems that you have with housing. In November we will be making an interim report to the Assembly and our final report probably next May. So at this point in time I would like to ask Joe Arlooktoo if he would like to say a few words.

MR. ARLOOKTOO: (Translation) Thank you. I am from Lake Harbour in the Baffin Region. I am one of the Members of the Special Committee on Housing. I will speak briefly about the Eastern Arctic. We have quite a few problems with housing in the Eastern Arctic. It seems like the houses in this area in the Western Arctic are better than in the Eastern Arctic.

We want to hear what kind of problems you have with housing in your area. Probably you don't understand me but I have an interpreter here who will relay it back to you. We would like to hear from anybody who has concerns. Thank you very much.

CHAIRMAN (Mr. Ballantyne): As I was saying, we are here to listen to your concerns and I think it is important that if you have problems with any area to do with housing, this is your opportunity to come forward and tell us because the things you say, we will consider, when we are making our report. You don't open have an opportunity to speak to five MLAs at the same time, so you should take advantage of it. So we would be very happy to listen to your concerns. If anybody would like to speak, please come forward and sit in this chair and speak into the microphone and state your name and if you are representing the council or the housing association, if you could just mention the fact that you are representing the association.

MRS. AGNES CARPENTER: Our president has been gone since July and we are not sure when he will be back, since we are the only two members of the housing association here I thought we would bring up a few complaints. First of all I think Edith should say her part.

MRS. EDITH HAOGAK: I just want to ask you some things because we are the housing leaders in Sachs Harbour. We have some problems and we will tell you about them.

MRS. AGNES CARPENTER: Our secretary has gone out on a course to Fort Rae for about three weeks. We have a temporary secretary but I do not see her here tonight. After our last meeting about three weeks ago, there were a few concerns brought up. Number one, there was no funding for a full time maintenance repair person, so his working time has been cut to half day only. He cannot hire a help and this person is partly crippled and he should have somebody to help him with that and we do not have funding for that. There is a lot of maintenance to be done, they are supposed to repair the steps on all the houses, there is also some holding tanks that have to be changed, there is no funding for that to be replaced, even though the material is there.

Also we need more houses here. I understand there has been applications put in for houses, last year and the year before. And not one public house as come into the village here. There was just two home-ownership houses that came in this past summer. There is a recommendation for more homes, we need more public houses and we also have a few people that applied for home-ownership. So you are the people that we should tell this to.

CHAIRMAN (Mr. Ballantyne): It is important that you let us know this. The Housing Corporation is reading these transcripts and we will be bringing all this information to their attention. We are not promising that we will get you housing but it is good that you are letting us know the problem and then we will look at it.

MRS. AGNES CARPENTER: There also should be apartment type houses for single people. That was promised about two years ago and then rejected at the last moment. So far there has been no houses coming in this year and the year before. The community is expanding and there are a lot of people who have started raising families and they need a house to be away from their parents, the houses are getting overcrowded. That guy that was working for us he doesn't like to work with our problems, even though we tell him the things that are broken, he never comes and repairs them.

MRS. EDITH HAOGAK: So we are in an emergency need for this very very badly. Maintenance before it gets too cold. So the main person would be hired full time but get an assistant that could work part time, but there is no funding for it. We don't have anything for paying the person or hiring a new person.

CHAIRMAN (Mr. Ballantyne): Are there any other concerns that you may have? Agnes or Edith?

MRS. EDITH HAOGAK: I would like to bring up a problem, maybe I shouldn't bring it up here but maybe I should. Like for instance these public housings that were made they were put up in 1979. The four bedroom houses, there are only two that we have in the village here. They have metal doors on both the front and back, like the outside doors are metal and in the winter time it builds up with so much ice that the knob freezes every every time and it is so dangerous because a few times the house almost caught fire and we had to keep a crowbar handy so we would be able to pry the door open. Usually this is done every morning during the winter months.

We are in bad need too of floors that have to be repaired, chimneys that have to be checked. There was supposed to be a person that was supposed to be hired by the housing association to repair the furnaces during the summer months. So far there is nobody that has been hired because we just do not have the money for it and usually they do. They overhaul in the summer months before it gets cold.

A SPEAKER (Male): (Translation) These furnaces should be worked on and other things when it is warm, in the summertime. They are really drafty and they should be repaired.

MRS. AGNES CARPENTER: So if we want to ask for more funding before the year is over could we as the housing association write and ask for more funds so this repair person can go in and finish the repairs that need to be done before Christmas. Could we send a copy to our head office in Inuvik and also a copy to the Assembly?

CHAIRMAN (Mr. Ballantyne): Yes, you could do that but one of the problems that we are going to face is that we won't have our final report done for awhile, probably not for another six or seven months. Every community in the North is facing the same sort of problems that you are. So what we are looking at is we are going to try and help out as much as we can in the short term. But basically we want to try to solve the problems in the long term. So we don't want to give you any false promises now. We will do what we can do. It is a very difficult problem and it may take some time for us to 1) do a report and 2) find money in other areas of the government to put into housing. I would suggest that you write to the Housing Corporation and tell them your problems, they will have that on file and they might be able to help you right away. Hopefully what we do in the next year, there will be some improvements.

MRS. AGNUS CARPENTER: At least more houses. You will promise more houses then for this place.

---Laughter

CHAIRMAN (Mr. Ballantyne): We have to find millions of dollars.

MRS. AGNUS CARPENTER: Because we have been put off the list just because the majority is smaller here. Like Tuktoyaktuk has been getting most of the houses and I don't know about the other places. But here we were supposed to be getting quite a few houses and not even one came in.

CHAIRMAN (Mr. Ballantyne): Eliza.

MRS. LAWRENCE: Thank you, Mr. Chairman. I have a couple of questions to ask. As Mike mentioned earlier, we are all elected Members of the Assembly and we don't work for the Government or the Housing. I wish we could say we could send in a few houses to meet your needs but all we are here to do is listen to your concerns. That will help us to make our recommendations and we will make some changes for the better. Some changes that it will be a little bit better than before. My question is, how often is it that the district manager comes to visit Sachs? He is from Inuvik is he not?

MRS. AGNUS CARPENTER: The last time he was here was in June and then I believe he was here in July.

MS SHIELA NASOGALUAK: We had asked for them to come in and listen too our concerns with our MLA on a few occasions and we wrote letters more than once. They had a lot of staff turnover and so we didn't get anyone in until February, but by then I had already resigned. We brought all these concerns before them and before our MLA, Nellie Cournoyea. The problem that we said with her in regards to the shortage of housing is the point system that is in operation with the NWT Housing Corporation. Because being a small community we always fall below that need. We always seem like we have enough housing for the number of people in town. We are always falling below that need compared to other communities in the Arctic.

MRS. LAWRENCE: Okay, my next comment was going to be, I realize your MLA is a very busy lady. I would suggest that you just keep asking her. I think she might be the best person to help you in requesting for more houses.

MRS. AGNES CARPENTER: I will give you an example. I was just elected to the board here in June and our chairperson at that time, Floyd Sydney, who is away now, was going to ask Nellie in person that if the housing association could get more funding for this coming year before 1985 for hiring a full time maintenance person and plus an assistant person so this person would be able to work before the season is over and so far we have not heard anything from our chairperson because he has not been back in the community since he left. So we don't know whether he asked her or not because we never get letters or any replies from our MLA.

MRS. LAWRENCE: Floyd Sydney? lives in this town then?

MRS. AGNES CARPENTER: Yes, he does. So he has been gone since the early part of July.

MRS. LAWRENCE: My other question would be, you said something about point system. Do you feel that point system doesn't work for this community.

CHAIRMAN (Mr. Ballantyne): Excuse me, just so we can keep it straight each time anyone talks could you please just give your name again because we have about a thousand speakers and when we are doing the transcript it is really hard to remember exactly who is talking.

MS SHIELA NASOGALUAK: To your question about that point system. It may work for a lot of big communities we feel and it does because those communities grow faster than we do. If you look over the last 10 years our population hasn't fluctuated that much. So we have never had houses for five years now. That need is there, but because of that point system, the needs study we always fall below that required amount that is needed in town. Like one of the points is the number of people multiplied into the square feet of houses into the homes and we don't feel that that works in our town.

CHAIRMAN (Mr. Ballantyne): Does the committee have any other questions? Sam.

MR. GARGAN: Thank you, Mr. Chairman. I just wanted to mention to Agnes that I believe the Housing Corporation designates so much money towards Economic Development. Actually it isn't even in their hands, it goes to fund the HAP houses, the home-ownership system. The front part of that, it looks like it is actually from a different department but it is just money that is transferred to Economic Development. They in turn give money to the home assistance program, to individuals too just build those houses.

MRS. AGNES CARPENTER: That is a whole different program all together.

MR. GARGAN: Maybe that is the kind of approach you might want to take too if you couldn't go to housing to get that support that is required.

MRS. AGNES CARPENTER: Oh, so that is another channel.

MR. GARGAN: Because I do believe that the housing association does transfer money to Economic Development. I don't know what program it would be.

MRS. AGNES CARPENTER: It all comes out of a big lump sum from Yellowknife but then it is just sort of divided out into different groups.

MR. GARGAN: I just heard that yesterday when I was talking to the guy from job creation.

CHAIRMAN (Mr. Ballantyne): Just to clarify for actual HAP housing, that is a Housing Corporation Program, it is not the Department of Economic Development. Now, the Department of Economic Development, I don't think that they are involved in housing at all. I think indirectly some people have applied through the Economic Development agreement for some assistance in planning and housing. But that is a separate thing which I am not sure will directly help you. I think you should deal with the Housing Corporation for either rental housing or home-ownership. Both programs are under the Housing Corporation.

MR. GARGAN: Yes, Agnes you must have submitted a budget for this year.

MRS. AGNES CARPENTER: I think it was done in June. It was really low.

MR. GARGAN: So actually the money that you requested, you didn't get.

MRS. AGNES CARPENTER: No, just the budget that was left over. Like they got the budget in January and they had used it during that period of time for the full time maintenance person and once in awhile they had a part time assistant helper. But since the money had run right down, there was money enough only for half a day maintenance worker and to get all the work done that is needed to be repaired here in the community before the snow comes or Christmas anyway, there just is not money enough for it.

CHAIRMAN (Mr. Ballantyne): Okay, thank you. Are there any other questions from the committee. Red.

MR. RED PEDERSEN: Just for the record, since we are recording it all, what is the population of Sachs Harbour?

MRS. AGNES CARPENTER: It is about 160 people, I think.

MR. RED PEDERSEN: On the need for additional houses, how many applications does the housing association have for new housing.

MRS. AGNES CARPENTER: I don't know. I know this past year from what I was told by the chairperson in early 1983 there was four two bedroom houses that they applied for and I believe one or two four bedroom houses were applied for and not one came in.

MR. RED PEDERSEN: The apartment houses for singles that you mentioned. There are not applications for those.

MRS. AGNES CARPENTER: There has been a few applications for single people. Like the housing association had a meeting with us in June had mentioned that there was quite a few applications for single people. So they thought that to solve the problem they would build an apartment for single people. That was asked for 1983-84 and so far nothing has showed up.

MR. RED PEDERSEN: That would be one bedroom units.

MRS. AGNES CARPENTER: Yes. There is about two or three applications that were asking for four bedroom houses.

MR. RED PEDERSEN: There are some of these single units that are being built. I think there are a couple in Tuk, one in Aklavik, a couple in Inuvik this year. Has anybody by chance been over there to see them?

MRS. AGNES CARPENTER: No.

MR. RED PEDERSEN: Is that the kind of thing that is needed here? What I am asking is has anyone from here seen the ones that are going up in Tuk right now?

MRS. SHEILA NASOGALUAK: No, not the new ones, but the old ones. In 1982-83, we applied. We looked at the missionary that is not being used. They did a study and said that the cost would be too high to renovate it besides that the cost of running it would be too high. So we thought it was better not to get that.

MR. CHAIRMAN (Mr. Ballantyne): Thank you. Any other questions from the committee? Well, thank you very much then and we will definitely take note of your problems. We realize that they are very serious to the people of your community and as we said we can not promise you miracles but we will try our best and bring it to the attention of the Housing Corporation. Does anybody else have any comments that they would like to make to the special committee?

MR. ERNEST POKIAK: I don't live in a public house but my concern is about the home-ownership that is coming out now. Does everybody realize now that the government is encouraging people to own their own homes. However the designs of these houses -- you do not have much to choose from. Eventually after a five year period that house will be yours and some of the people I feel are being forced into these houses even though they are not that nice.

My main concern is that the government is spending a lot of money, it is sort of a give away house but it is fine. They should allow people to take part in the design of these houses. This is the way I feel about it. I personally will eventually get one of these houses but I do not want to be forced into one of the designs that they got now. I went as far to Inuvik office one time to ask a question. I said give me whatever the government allows for the house to be built and if I need maybe \$10,000 or \$15,000 more, I will get it somehow and I will build my own design. The answer to that was negative. So I wonder if in the future people that are applying for these houses will have a say in the designs? I think this is important because eventually that will be your house.

To run these private houses in Sachs Harbour would be quite high. The kind of houses that they have right now, the public housing and the government housing are pretty high to operate in the winter months. The new designs are pretty good, they have a lot of insulation in them. I am still not quite happy with the way they are, I know a person here who is building his own house, he is almost half finished and he applied for a three bedroom house and he got it, and it is half finished. The rooms are so small that he has to make a three bedroom house into a two bedroom house. There was no room for washing in the house. If they want to wash cloths they have to wash them in the living room. You can ask him, he is right there. He changed the design himself.

Also the pitch of these houses. Some of them are out of this world. Some of them have real high pitch, wasted space. Some of them are too flat, the pitch is not all there and these people that are applying for these houses are forced to change the design a bit. So it is really not good that way. I fully understand what it is all about and it is sort of a giveaway. It might be wise to spend anywhere from \$10,000 to \$20,000 and get a good house because eventually it will belong to the person and they wouldn't be paying minimum rent for sure and it is up to them to operate the house which ever way they want after they own it. I am probably trying to line it up for myself but I think it would help a lot of people too, in the long run.

CHAIRMAN (Mr. Ballantyne): I think that is a good point. We have heard that in just about every community. There has not been any consultation with people that they design their own houses. Just for the record, Ernest is a councillor here in Sachs Harbour, but that is a point that has been brought up and something that we will definitely be looking at, to give people more input into the designs of their houses. We appreciate you bringing it to our attention. Could you wait a second Ernest in case somebody has any questions. Mr. Pedersen.

MR. PEDERSEN: I would just like to elaborate a little bit more on what Mr. Ballantyne has said. We have heard about this problem an awful lot and I think the suggestion that has been made most often is that under the HAP program, people should be able to submit their own plan. Not to choose between these five plans or whatever the book contains. You want a certain house, you submit your plan that you want to the Housing Corporation, as long as it meets safety standards it is not going to fall down over your head and so on, it should be eligible for the same grant as these pre made plans. So as Mr. Ballantyne has said, we cannot guarantee these recommendations right now.

CHAIRMAN (Mr. Ballantyne): Anybody have any other questions for Ernest?

MR. ERNEST POKIAK: I have one more question about these type of houses. They have these space heaters and do not supply a furnace with it. So there again that would be an additional cost for heating. After living with constant heat for a long time, it is kind of hard to get into a place where it sort of fluctuates. It is just a beginning for these home-ownership programs but I think we shouldn't worry too much about cost at this time because right at the very beginning these low rentals they got them as cheap as they possibly could and further on down the line they spend over \$25,000 each on these houses for putting pressure system and stuff like this. When we think about things like this we should just forget about dollar amounts for a few minutes maybe and make proper plans for the long-run. Because these houses that we are talking about, if they are built right they should last anywhere from 30 to 40 years for one house. You have to build them to last now. The way houses are built now you are lucky if they last 20 years. That is a plain fact and these are the things that we have to consider very carefully.

CHAIRMAN (Mr. Ballantyne): I think just for a point of clarification, one of the major problems we face is that rental housing is 90 per cent paid for by the federal government and 75 per cent of the operation costs are paid for by the federal government. The home-ownership costs are 100 per cent funded by the territorial government. There is always that problem. So on the surface it looks like you can build 10 low rental houses for one home-ownership with territorial government money. So that is the problem we have, to try and get more flexibility in federal government programs.

So all these things we have to weigh. It is a very complicated problem, it is not always as easy as it appears on the surface, but we are looking at all those things. Does anybody have any other questions.

MR. ERNEST POKIAK: I guess we will have to deal quite heavily with Mulroney.

---Laughter

CHAIRMAN (Mr. Ballantyne): Agnes, would you like to say anything else?

MRS. AGNES CARPENTER: Just going back to the home-ownership program again, I am wondering, would it be wise for the person who has applied for home-ownership, that they have an input, as Ernest was asking, if they could make a blueprint of the type of design of house they would like to have and submit it? Would this be agreeable to you people.

CHAIRMAN (Mr. Ballantyne): It is a good question but at this point, none of us know what problems are involved. I think what they will tell us is that the reason they have these five designs is because of the cost, they get these packages. I am sure there are ways of improving it, I don't know if they can allow each person to submit their own design, I know as Red said, he is sympathetic toward that idea but we have to find out what problems are involved with that. But we do agree that people should have more input into the design. Anybody else?

MR. FRANK KUDLUK: (Translation) I wanted the same house as Noah Eliza. I ordered a house in later April 1984 and I was too late. I want to try again for next summer because our house rent is too high. I think we will move back into our old house again this winter. I want to try and get a new house. Even around here there is a lot of people that need houses.

CHAIRMAN (Mr. Ballantyne): Thank you Frank. Any questions of Frank by Members of the committee? Just to clarify, are you applying for a new house under the home-ownership program?

MR. FRANK KUDLUK: (Translation) I already wrote but I was too late in April.

MR. FRANK STAFFENSON: I have lived here a little over a year now as the housing maintenance man and I would figure that if you have more than one house as a home-ownership program coming in the springtime, for a few thousand dollars more -- to herd them in you get a lot better house without having to rush and you put them to lowest tender and naturally you get a lot more done and a cheap job done and people who know their job.

Having worked in the Arctic for the past 15 years as a carpenter from Frobisher Bay to here through the High Arctic, I saw the staff turnover of the Housing Corporation, I have seen guys hired for a year as technical officers, they have one plan and the next year you got a guy and he says you don't need that, you need something else and another guy with a different accent and he says you don't do it that way, you do it this way. What they do not realize is that, as maintenance men, and a lot of us are older than the guys they send as technical officers, as a matter of fact I think a lot of us were building houses when they were still playing with their potties.

---Laughter

So we would like them to understand that when we order stuff we have to wait until next year and then they say it was not in the budget. We have a technical officer and since I have been here I have been telling him about the stuff we need and they had a whole year to put it on the budget and when it is time to have it here, he said we did not have enough money. So that puts us off our program also because we were planning for this, we leave off some jobs because some jobs come before others. They want you to build up a wall before you put the plumbing in and nobody is going to close in a wall before we put the plumbing in but he says it has to be done this year, it is on the budget.

CHAIRMAN (Mr. Ballantyne): Thank you very much Frank. I think you brought up some frustrations that a lot of people have talked about in the communities, with the turnover in the staff and the different ideas every year and also the problem of dealing with a central office that is far away. One question I would like to ask you and perhaps I could ask you three ladies also. In many communities we heard the desire to have more control in the community over housing. Do you have the expertise to take over more control in the housing in your own community?

MR. FRANK STAFFENSON: Having been a journeyman carpenter for seven years and building houses since I was about 12, and having worked throughout the Arctic, although when I applied for a house four years ago, I was told by an inspector in Yellowknife that I did not live in the North long ago and I did not have enough experience. So I think we have all the expertise that is required because I worked as a foreman in construction jobs in Frobisher Bay and Cambridge Bay and I built a lot of log cabins. If they give us the money here direct, because you are wasting money, you have an auditor coming, you have a program officer coming every month, it costs them \$760 return, plus his wages and room and board, and a technical officer who comes every month too, so you are wasting over \$2000 there and you could hire another man to do the work. But you have a guy flying back and forth, you have a different guy every month, just about. You have guys writing the same letter over and over, I don't know how often you have to read it before you understand it.

CHAIRMAN (Mr. Ballantyne): Thank you, Frank. Any other questions of the committee Members? We really appreciate your comments Frank, they are very helpful to us. Any other comments? I would like to make one comment, it is very nice for us to be in a small room, usually we are in a big room, you are much closer to us so we really listen carefully.

---Laughter

MR. CHARLIE HAOGAK: I am presently one of the board members of the NWT Housing Corporation. I have been on the board since 1983 and my terms expires in April 1985. I can sympathize with everyone who has spoken with you because we have heard these comments time and time again and we have tried to make policies in the NWT Housing Corporation, to suit and bring closer to home, more control of the housing problems. But it seems that being another channel of the government, it takes time. So our MLA for Nunakput, Nellie Cournoyea, and myself have started what is now called the Northwestern Inuvialuit Housing Corporation which was just duly incorporated last July. We have been able to administer through our one staff person. And that present time the labour funding for the home-ownership assistance program, the units that are given to successful applicants, and at present the labour funding component that we got through the federal government, although we wanted to concentrate our efforts in the Beaufort communities, we were forced, if we wanted to take part in that \$300,000 or so, that was allocated for 25 units, at this time begin to look after Frobisher Bay applicants who were successful.

That is no problem and we are presently doing that, but we are still striving to look after things that are closer to home as a regional housing corporation. There is no way we are trying to duplicate what the NWT Housing Corporation is trying to do and is doing at the present time, but only as an extension of the programs that are carried out by the NWT Housing Corporation. Just two days ago or yesterday before I came back from Inuvik, I met with the program administrator, Dale Walls, of CMHC and he is willing to work with our housing corporation to be able to administer in this area the programs of ERP, emergency repair program and RRAP, rural and remote assistance program.

Maybe that is one way of dealing with the problems of a very big Housing Corporation. Break into smaller corporations in the area of commonality of interests and areas above the tree line or in the tree line, where log cabins are feasible. This is one thing we are trying to do in the Northwestern Inuvialuit Housing Corporation. We just started last year and we are looking forward to build up from that point.

In terms of being on the Housing Corporation board of directors, I have heard in our meetings many complaints about the problems that the local housing authorities and associations are having. The territorial government arm of the administration has at one point in time or another, stated that the housing associations are not needed. Maybe just have administrators come in once in awhile to come in a collect the rent or to allocate the home units. I for one would like to see, rather than that happen, see smaller housing corporations set up to deal directing with the government arm and whatever the territorial government has to offer in terms of funding or moral support or ideas. That is all I had to say.

CHAIRMAN (Mr. Ballantyne): Thank you Charlie. You are actually the first member of the board of directors of the Housing Corporation who has come forward. So I am sure the committee finds your comments very interesting and very useful. It is a good opportunity for the committee, if you have any questions of Charlie, this is the time to do it. Eliza.

MRS. LAWRENCE: Maybe you can help us make some changes with the policies that they have.

MR. CHARLIE HAOGAK: I am open and willing to and we have suggested that when your committee met with the Housing Corporation board of directors for a brief afternoon in Yellowknife, we wanted to and we are still willing, I am sure, to meet with you people again prior to your submitting your report, whenever it is convenient for your committee.

MR. PEDERSEN: In our travels, in Baffin Island people said we cannot have one housing program for the NWT, and we heard to same in the Mackenzie Valley, in that the places that have trees you can have log houses and there are other places where you cannot. There has been talk of the regional housing federations having more input and control in not only the design and construction but also administrative programs. The concept that you are mentioning today, I find very interesting. I have just recently heard about your housing corporation and how it works at being the labour funding arm for the HAP program, but the concept of regional housing corporation is really intriguing, it is just possible it may work, it may be the answer, but we will have to look into it a bit more, but I find it to be a very interesting suggestion.

CHAIRMAN (Mr. Ballantyne): Any other questions or comments. Mr. Gargan.

MR. GARGAN: Charlie, I guess right now you know that the headquarters in Yellowknife operates on a fairly big budget, somewhere around \$1.5 million that they have to operate in Yellowknife, for a six man staff. The Housing Corporation right now is maybe so institutionalized that they are forgetting the purpose of why they are there. Do you feel that the Housing Corporation could be dissolved to be just a funding agency? Certainly if they do become a funding agency then they designate moneys to the communities and the communities in turn do the shopping around for the type of designs they want, the contractors they want to get -- this way the contractors are obligated under the communities own direction, they really have to really use discretion of they way they build the house, they have to use more care -- instead of getting outside contractors which are actually awarded these contracts from Yellowknife, and whether the communities like it or not they just go ahead and build it the way they think it should be built and really the community has no say whatsoever. Again too, if it was a funding agency, there is that incentive to use local resources. So I don't know what your opinions are on that, but would that kind of approach be more appropriate maybe?

MR. CHARLIE HAOGAK: Well certainly my thinking and other people's thinking who are familiar with our Inuvialuit Housing Corporation is to continue to work with the NWT Housing Corporation and with CMHC, gain the expertise and then slowly become an agency to carry on all the purposes of housing within this immediate area.

MR. GARGAN: The reason I was maybe trying to lead you is because we have seen what the Housing Corporation has done since its existence in 1974, the designs that are given to them actually comes from Winnipeg and they are not applicable to a lot of the different areas, like maybe here in Sachs Harbour it is more stick built, in the Mackenzie Valley it might be logs. A lot of the designs, like the maintenance man who applied for the HAP houses is saying that the design of the houses just does not meet their immediate family needs. I don't know how many miles Winnipeg is from here but designing those houses, they don't really know what the hell they are designing. You have five choices and that's it. A lot of it too, even though they have to meet the building code, it is not being met, especially those HAP houses, a lot of them are being designed so that the furnaces are right at the entrance of the door and so is the water tanks, and usually they only have one door and they come in both metric and imperial measurements. These kind of frustrations have been happening all across the North, this is the reason I am saying, maybe it is time we looked for new avenues.

MR. CHARLIE HAOGAK: Like I said, if further on down the road we gain the expertise, the manpower we need to meet all the different government codes, whether they be territorial or federal, we would like to see a regional corporation or a regional agency that would work in this immediate area and still funnel federal or territorial programs to get over the metric and the standard measurements that are being brought in maybe at the same time, and have all these little problems, through our own people, or get parts and whatnot that are readily available and we don't have to wait maybe a whole year for a certain type of furnace because it is not found in Canada, and that type of thing. I think we are thinking along the same lines Sam.

CHAIRMAN (Mr. Ballantyne): I understand the direction you want to go in your region and I think it has some possibilities, if you see your region dealing directly with the federal government and what is happening in the North, as you know, politically the North is being broken down into

regions, probably in the next couple of years you may see six or seven different regions. Do you think it might weaken our total case if we had seven different regional housing corporations dealing directly with the federal government?

MR. CHARLIE HAOGAK: I am not saying that we would deal only with the federal government, what I was trying to say is that being within the NWT and still working with the HMT Housing Corporation, if it still exists, rather than having to go through all the red tape to get to federal grants and programs, work at a workable solution with the territorial and federal government. I was not implying that we break away from the federal government which we know is impossible. We will still have ties with the territorial government, but in terms of length of trying to accommodate the various needs of the communities in this area, which are so vastly different with the needs in the tree line.

CHAIRMAN (Mr. Ballantyne): Let's say that in another couple of years, the North is broken down into six distinct regions, just for the sake of the argument. So we have six regional housing corporations, do you see the possibility that there would be central housing corporation that would deal directly with the federal government and territorial government? There would be six regional corporations that would meet together on a very regular basis, so the central organization would get the total amount of money from the territorial and federal government, the six regions would decide amongst themselves how that money would be divided amongst them and then essentially that money would be turned over to the regional corporations to run their programs. Do you see something like that?

MR. CHARLIE HAOGAK: I think you do that already, you have regional federations of housing, the Kitikmeot, the Baffin and the Keewatin, just naming those three, and they have federations. There is still all that channel that you have to go through and then you get the seven regions together and see how we can best spend this money. Have a meeting with the central organization. You are going to see the same thing happening as today, the fight for more money in the regions, I am sure, unless this pool of money is always so vast that there is always a lot left over for whoever may want it, after the regions are all satisfied. There is always a shortage of funding and that is one problem that we can never overcome.

CHAIRMAN (Mr. Ballantyne): I agree, and I think we all have to recognize that. There is always going to be limited money and every region has very justified reasons to want more, it is not just here, it is in every community in the North. The difference in what I am suggesting and what happens now is: I am talking about after the regions decide how much each region gets, each region will have control over spending that money, which they don't really have now. The Housing Corporation still pretty well controls the money.

The second difference is that now there is housing federations, tribal councils, everything is set up all different ways, it is very confusing as to who really controls housing. I know that right now some band councils control housing in their communities, there are housing associations and housing authorities who control it, and it is very, very confusing right now as to who actually controls it and because of that the Housing Corporation really makes the major decisions right now as to where money goes. So what we are looking at is some way to give regions and communities more power and control over how the money is spent and let the regions decide among themselves how the money should be divided up, instead of having the Housing Corporation essentially decide what they do now. Do you follow my line of thinking?

MR. CHARLIE HAOGAK: Okay, maybe I misunderstood you. That was one of the goals we had and we would like to see that happen some day. I am optimistic.

CHAIRMAN (Mr. Ballantyne): But that concept falls along your lines then?

MR. CHARLIE HAOGAK: Yes it does.

CHAIRMAN (Mr. Ballantyne): When we are talking about the existing structure right now, of the Housing Corporation of the board of directors, do you feel right now that the board of directors meet together enough and that they have the chance to visit communities enough to make decisions about the whole North?

MR. CHARLIE HAOGAK: Firstly, I don't think they meet frequently enough as a whole board to make one decision for a certain area and with the tie in with the present structure of federal and territorial governments and how things are administered in different parts of the NWT, even if we did meet frequently enough, I don't think the Housing Corporation's board of directors policies are strong enough to overcome the Minister of Housing or the Minister responsible for a certain area overrides the decision made by the board of directors, collectively. We are always told when we go to the directors meetings that we are not there to represent a certain portion of the Territories, we are there as one unit to make a decision on one certain thing, whether it be in the Baffin region or in the Western Arctic region. That there along is a big problem that can some day be overcome if the present policies are to have more power.

One of the other problems that is faced is that if we were to represent one certain region, what is going to happen is that rather than having 10 board of directors, the amount would probably double for regional board of directors. That alone would create a lot of money that would have to be spent. If there are other workable solutions, I don't think that is one concern or one priority that the Legislative Assembly or the territorial government has.

CHAIRMAN (Mr. Ballantyne): Mrs. Lawrence.

MRS. LAWRENCE: Charlie, when is your next board meeting with the Housing Corporation?

MR. CHARLIE HAOGAK: It is on September 24th. This is with the new chairman and the new vice-chairman and probably other new faces that will be there.

CHAIRMAN (Mr. Ballantyne): You said you thought it would be worth-while if you and your board could meet with us. We have an invitation to have our two co-chairman join you at a meeting on September 26th, they have since written a letter to Gary Jaeb who is the new chairman, that we think our whole board should be invited. We think it is important that we work with you, we are all trying to achieve the same thing. We should get to know each other and exchange ideas and work co-operatively to achieve a solution. So we would just like you to know that we would also like to work with you. Anybody else like to come forward?

MRS. SHIELA NASOGALUAK: As a committee, what are the most common complaints that you have heard across the Arctic?

CHAIRMAN (Mr. Ballantyne): I will give you some of them. Every community has said that there is not enough housing and the housing they have is in poor condition. They have said that there is not enough money for maintenance. A lot of people have said that they do not think that the rental scale is fair. That there is not enough money put into home-ownership programs, there is no money available. There is not enough community input into design and decision making. The communities feel that the Housing Corporation is too centralized that they would like to have more power in the communities. Those are the major broad complaints that we have heard across the Territories. It has been the same in every community. And everybody feels they are not being treated fairly.

MRS. SHIELA NASOGALUAK: After your report is put before the Legislative Assembly, will there be action taken on that?

CHAIRMAN (Mr. Ballantyne): Well we as a committee, and there are 10 of us, are very determined that action will be taken but I do not want to leave anybody here with any false expectations, it is a very, very difficult problem and it is going to take a lot of work on our part and it is going to take a lot of money to do the sort of things we are talking about and it is going to take an arrangement with the federal government. Each one of those things is very difficult. It might mean in order to solve the housing problem, you might have to take some money away from other programs, from Health, Education, other areas. We all recognize that there is only so much money available. So I say that we as a committee are very committed that we will try our very best to improve the situation with housing in the NWT. That is really the only promise that we can leave you.

MRS. SHIELA NASOGALUAK: Speaking as a tenant of public housing, my personal comments on type of housing, on the way the rent scale is and the cost of living in the North, especially places like Sachs Harbour and I know it is the same in the East like Pond Inlet, Grise Fiord, all those places, freight rates and everything. And yet the rent scale, they expect you to pay 25 per cent of your

gross, that leaves you just about nothing, you are living just below the poverty line. That rent scale, compared to the type of house you are living in, it is not adequate. Why? Natives are not second class citizens, the put in government houses about the same time they started these housing programs for people in the North, yet they put houses in that were at first one room shacks, and yet the people sent up from the South were given subsidized housing, even now they are not the same, why are not the same types of houses being built for natives. That is what Ernie was saying, on the design there is no consultation with the communities. I know that even now, I know myself I just lived in one for three years now. The design I do not feel is adequate.

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

MR. PEDERSEN: You asked us before what we had heard around the country. That is just about what we have heard everywhere. I just want to go a little bit further than what Mike was saying. I do think that something will come out of this committee's work. I certainly am determined that it will. The one power that the Legislative Assembly, we used to call it the Territorial Council, is the power to approve budgets, to decide how the money is spent. Our recommendations will not be to the Housing Corporation, our recommendations will be to the Legislative Assembly, to our colleagues. There are 24 of us, one of those is the Speaker, so that leaves 23. We have 10 Members on this committee alone, we almost have a majority on this committee, and I assure you that we have enough sympathy from the others that I can assure you that whatever is recommended will in fact be carried by the Legislative Assembly.

So if we have ever had an opportunity to do anything about housing, the opportunity is now, because the decision has to be a political decision, it may be an unpopular political decision, and as Mike says, we may have to take money from other places, but if it is unpopular, so be it. Those of us who make that decision will have to take the consequences, if people don't like it they can boot us out three years from now in the next election, that is the price you pay. But I want to assure you that the political will is most definitely there. The committee is very much committed to improve housing in the NWT. I am convinced that we will get something out of this. I have stated publicly and I will still say that if we don't get something good out of this, take us out and shoot us all.

CHAIRMAN (Mr. Ballantyne): Thank you very much. Anybody else?

MS SHIELA MacDONALD: I am working here as the co-op manager and I am sort of interested as to whether or not anything about co-operative housing has come up. I know there is not very much co-operative housing in the Territories. I saw some co-operative housing in Yellowknife that was one of the first I think. I have seen co-operative housing work very successfully in solving housing problems for people because it is a way people can have input and administer their own housing, but where the housing investment is kept for the community, like people cannot resell the housing which has been built for their own profit. To my mind it is a very important component to having people control and be responsible for housing.

There is money available from CMHC for mortgage support for co-op housing, so that would be extra money that could be obtained in the North. It is difficult to get that money from CMHC, they don't allocate that many units and you really have to lobby against private development interests and those people are not interested in building housing in Sachs Harbour. So obviously there is not a lot of money coming from CMHC mortgages into this community. I just wonder if in your report you are going to be looking at how co-op housing could be used, maybe as a component as home-ownership program.

CHAIRMAN (Mr. Ballantyne): We have had a presentation from Frobisher Bay and Yellowknife, the two co-op housing units that now exist and it has worked very well in both those places. It is an area that we will definitely be looking at. Right now the problem is with CMHC allocating money to the smaller communities, that their way of thinking has not got to the point where they are expecting that it can be viable in the small communities. It is an area we will definitely be exploring and it does have potential. It is an example how federal government should be changing their thinking and looking at the North as having very different and unique conditions from the rest of Canada. Mrs. Lawrence.

MRS. LAWRENCE: Have you discussed this type of housing with the people here or explained it to them.

MS SHIELA MacDONALD: Well I have not been here very long. We haven't talked about it a lot except I have heard of people wanting housing for single people, maybe apartment style and that is going to be really low priority in terms of need for housing when there are scarce resources. But it would seem like an ideal type of unit for a co-operative project. I really haven't talked to people here about doing that.

MRS. LAWRENCE: I would like to make a personal comment, I am not speaking for the committee. I feel that co-op housing is okay for big centres like Yellowknife and Frobisher Bay, in my mind it is not an ideal place for true northerners, people who are born and raised and will probably die here, people like that will usually look for more of home-ownership type than apartment type of housing and that is what co-op is like.

MS SHIELA MacDONALD: I guess it depends on what your experience of co-ops is, but I think the critical thing about co-ops is a way of having home-ownership for people who cannot afford the full cost of their own home. A co-operative is ownership, it is just ownership together. I do feel that there are a lot of young people here, still living at home, who would like to be independent and there will always be that age group who are ready to be on their own and not in the family home but who are not ready to take on a full household. So there would always be a certain flowthrough of that type.

MRS. LAWRENCE: I am not knocking you down. I just wondered if the people are aware of the costs and everything.

MS SHIELA MacDONALD: Well it may not be appropriate, but to me it is a good form of housing, it is good for individuals and it is good for communities. That is my belief because I am co-operative, I guess. I would just like your committee to be looking at it as one of the components of a program that I think could be a stronger component than it is now and where it is appropriate it could be used really well.

MR. PEDERSEN: I would agree with Ms MacDonald that as an alternate type of housing it should be looked at and it certainly will be, but I would like to point out that it is not a low income thing. We got all the figures from the housing co-op in Frobisher Bay. The Frobisher Bay Housing Co-op's housing units are the most expensive units we have met to date. They are over \$200,000 per unit. The government subsidies to them are higher than any other type of housing because of that large amount. In fact, even with the very high subsidized mortgage rates on the houses, if you base the rental income at 25 per cent of gross which it is in the other units, you require a family income of \$67,000 a year to afford to live in Frobisher Bay's co-op housing. So in that particular instance, it did not end up as low cost housing. What it did do was it provided a number of houses and by doing that probably freed up other houses. It certainly provided more housing units.

MS SHIELA MacDONALD: One of the things that I would think in reference to that is that generally one of the aspects of co-op housing is that the housing costs will stay stable and that people are paying out a monthly housing fee and that fee will generally in most housing co-ops, it will stay the same. So the rent they are paying now will be the same 10 and 20 years from now. It is a very long term perspective on housing. It is a way to provide very stable non-inflationary housing. So it may seem very expensive at the beginning, the co-op housing that I am familiar with, the way the program operates, is in the long run it results in much lower than market rent and cost.

Another thing, it is true, it is not always low cost housing. In situations that I am familiar with, and that is really one of its nicest aspects, that it will mix people together. Now this is in an urban situation where a lot of public housing results in an enclave of low class, undereducated, underemployed people being lumped together. Whereas co-operative housing has resulted in units where you have some people who have higher income and some people have lower income, who are being subsidized. There is usually a component of rent subsidy available from CMHC that will subsidize lower income people who cannot afford those units on their own. So they are able to have the advantage of somewhat better housing than they could afford on their own and the other people are participating. And you get a really nice mix of a community. You get a place where people do feel an incentive to care more about the place because they feel they are respected more in the first place. It has been pretty successful in my experience.

CHAIRMAN (Mr. Ballantyne): We will be looking into it but I think the points that Red and Eliza have made are very valid. The costs are much more expensive here than in the South. In Frobisher Bay, they are paying an average of \$1000 a month. And in Yellowknife it is \$750 a month and I

think 15 per cent of those co-operative houses are reserved for low income people. In a small community like this, if you build an eight unit structure, you are probably talking about one or two at the most that would be subsidized. So we will be looking at it but it might not be the appropriate thing for this community. But it is worth looking at it.

MS SHIELA MacDONALD: I would ask your community to look at dealing with it beyond just Sachs Harbour. Maybe the program needs adjustment for the North. One of the things is expensive heating and for co-operative project, the same as home-ownership, the cost of heating would be your own responsibility and I think that whole question needs to be looked at. But I think those are pretty big issues.

CHAIRMAN (Mr. Ballantyne): Thank you very much. I think those are valid points. We will be looking into that whole area of co-operative housing. Anybody else want to say anything to the committee? If not, we have a six hour flight back to Yellowknife tonight. Your lodge was full here tonight, so we cannot stay here. We will be on a twin otter for the next six hours. So I would like to thank you all for coming tonight. It was a very good meeting. Last night we had to compete with the hockey game but luckily you did not get the hockey game tonight -- or unluckily for you. I think Sam Gargan would like to make a closing statement.

MR. GARGAN: Thank you, Mr. Chairman. When we were in Fort Rae last month, Ludy Pudluk was with us and there were some stories that came out from some of the elders that were there with regard to them trapping out past the tree line and meeting some Inuit people. This elder turned to Ludy and said you might be one of my relatives.

---Laughter

I hope to return that same type of token over here. I have now a very good picture of what it is like to be in an isolated location. I can also understand some of the frustrations that some of the corporation or authorities or settlement council might have with regard to some of the issues that they have to deal with -- with Yellowknife being so far away. So I just wanted to say that if there are any issues that do come up on your behalf, through your MLAs, I now understand some of the situations that people could be in like places like Sachs Harbour and I have a better understanding and picture and I certainly will be ready to support your MLA if he has any issues to address.

I would like to thank you for your hospitality and in our land we say mahsi. Thank you.

CHAIRMAN (Mr. Ballantyne): When people leave if they could just leave their headsets on the chair.

MRS. AGNES CARPENTER: On behalf of myself and the rest of the housing committee, we would like to thank the Special Committee on Housing for coming here and hearing our complaints and whatnot on housing. We would like to know what time you will be coming back here again.

CHAIRMAN (Mr. Ballantyne): Right now I said this committee will be visiting 42 communities, so as a committee we probably won't be coming back here. But hopefully as individual MLAs or on different committees, we would all love to come back to your community whenever we can. This will be our only formal visit as a housing committee to your community. But one thing I want you to remember, if you think of anything after we are gone, if you have any ideas in the next few months, put them in a letter and send them to us because we could still incorporate them into our final support. So thank you very much for having us. We really enjoyed your community, it is really a beautiful one.

MRS. AGNES CARPENTER: Thank you for coming.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

COPPERMINE, SEPTEMBER 17, 1984

CHAIRMAN (Mr. McCallum): Ladies and gentlemen at this time I would like to call the meeting together. I understand that there are other meetings going on in the community tonight, not the least of which Monday is a bingo night and perhaps there are those who would much rather be playing bingo than being here.

Nevertheless, I would like to take the opportunity to welcome you to the meetings of the special committee of the Legislature in the Northwest Territories on housing. We are four Members of the legislature here this evening. My name is Arnold McCallum, I am a Member of the Legislature representing the constituency of Slave River. I live in Fort Smith. To my left is Mr. Red Pedersen, whom you all know, of course as the Member representing this area. Mr. Ludy Pudluk who is a co-chairman of the committee and represents the High Arctic and lives in Resolute Bay. Mr. Michael Angottitauruq who is from Gjoa Haven and represents Kitikmeot East. There are other Members of the committee who in the beginning of this tour were part of the part. Mr. Joe Arlooktoo who is from Lake Harbour and represents the constituency of Baffin South. He has been to Holman and Sachs with the committee and he is now in Cambridge Bay and will meet us there tomorrow when we leave here. Other members are Mrs. Eliza Lawrence who represents the constituents of Tu Nede and lives in Yellowknife. Mr. John T'Selele represents Sahtu.

We have as well alternate Members of this committee, some who will be joining us we go into other parts at Cambridge Bay, Pelly, Spence and Gjoa Haven.

We are a committee of the Legislature formed by the Legislature on the motion by Mr. Pudluk, to look into the whole aspect of housing. We are not part of the government, that is the Executive Council and we are not part of the Housing Corporation. We are elected Members of the Legislature.

We have been to nine communities in the Baffin. We have been to south of Great Slave Lake and around the lake to 10 communities in that area. We have been to the Mackenzie Valley and as far north as Tuk and Aklavik. We visited nine communities there and this time we will visit in this area seven communities as well. So, in total we have visited 34 different communities to hear what people feel and how they feel about housing as it affects their individual community. We have one more area to visit as a committee and that is the Keewatin. We will be doing that in October.

You will concerns that we would ask you to talk about tonight but we do not have the answers to any of the questions that you have. We hope that after we have talked to people and listen to what they say, that we will come up with some ideas to what we should recommend for housing in the Northwest Territories. And particularly, as far as you people are concerning, housing as it affects Coppermine.

We would hope that you would be open in your discussions or your concerns about housing in the community. That you would tell us what you believe is good, bad or indifferent about the whole topic of housing. What you think we should be doing or recommending to the government to change or retain.

We have all the time this evening that you would wish to take in speaking to us. We have instantaneous translation for those of you who want to speak in your native tongue. Those others who want to speak in English can obviously do so as well. We hope that by being here, as brief a time as we are, that we will hear what you have to say.

I am not sure about Michael, if he has been here before or not, but certainly Mr. Pedersen of course, and myself and it is the first trip for Mr. Pudluk to this particular community in this area. And though it may have been some time in the past, nevertheless, give us some idea of the community and what has gone on in the community. As I said I would hope that you would be open in your remarks, that you would let us know of your concerns. If you are going to speak I would ask that you would use the microphone where your mayor is sitting, that you identify yourself when you speak. Indicate who you are, because we record what goes on in meetings we want to make sure that whomever is saying whatever, it is attributed to the right person.

Also, for those of you who want the translation, you have these small receivers and if at the end of the meeting you would simply leave them on the chairs. Do not walk out with them.

I would now ask Mr. Pedersen who is your local MLA, if he would like to say a few words at this time. When Mr. Pedersen is finished, we would ask anybody who would want to say something to take the microphone. Mr. Pedersen.

MR. PEDERSEN: I did not ask you to do that, you know. Edna is going to make the town's presentation. I have nothing to say here, I'll do mine in Cambridge, when I get there tomorrow. So, I will turn it right over to Edna.

MS EDNA ELIAS: Mr. Chairman, co-chairman, MLAs Michael and Red Pedersen, welcome to our community. We are pleased that you could make it Klugluktuk.

This presentation is presented to you by myself, Edna Elias, on behalf of the hamlet council of Coppermine. The hamlet council would like to bring to your attention these concerns: As you are undoubtedly aware, a hamlet or any municipality is responsible for its town planning, site and road development, as well as maintenance of all existing developed sites and roads. Therefore, what I will bring up is our municipal concerns related to housing and/or housing issues which affect our hamlet:

- 1) There should be better and more detail overall planning on the parts of hamlet councils, local government and the Housing Corporation. Not only better overall planning but done together to ensure that all resulting factors will be taken into consideration upon completion of any construction of housing units.
- 2) Housing Corporation should inform hamlet council at least, of its long range plans. Perhaps five years into the future. It becomes very difficult for a municipality to do its own long range planning if it is not aware of what will be expected of it by other associations or bodies. Problems in budgeting occur because of the lack of cohesive planning. Some examples of problems experienced include: Fire safety and protection. Hamlet council is unable to keep up or ahead of development to make sure that fire protective services are installed by the time units are done because the equipment may not be budgeted for and therefore purchased. Street lighting. Hamlet councils pay for equipment and maintenance and operation of all street lights. We also pay for the installation of street lights. Street lights are not inexpensive to purchase and install. We, the hamlet council, feel that these problems could and would not be encountered if planning is done by all parties concerned in unity.
- 3) Equipment and facilities for municipal services. Once again, long range planning would overcome this problem. Municipal councils are responsible for these services, water delivery, garbage pickup and disposal and sewer pumpouts. It becomes more and more difficult for this hamlet to provide excellent services because the demand is greater than we are able to deliver, especially now so, with Housing Corporation doing housing rehabs and building multi-structure units. This does not indicate our disapproval of what is happening whatsoever. Please do not get me wrong. Housing units that were normally honey-bag and sloop bucket systems are now being rehabs into sewer and running water units which is great, however, the demand becomes greater. This hamlet has not budgeted for 20 more units on this sewer and water pumpout system. However, we will make out somehow. Not only is the budget eaten up by these additional services but also by development of serviced roads to these units. Because pumpout systems and larger water tanks are installed on either sides of these units, serviced roads are necessary between all houses. Perhaps the installations could be placed between every two units. One by the front side, one by the back side, so that only one serviced road can accommodate two houses.

4) Local government provides funding to hamlet councils in the budgets for all proposed road and site developments. However, these serviced roads are unbudgeted for, therefore, a hamlet council has to build on its own. Housing Corporation should be responsible for development of such serviced roads. As I understand it from having spoken to local government personnel in Cambridge Bay, that is the policy but it has not happened to my knowledge.

Another great problem which we have encountered results from building house pads. Tender contracts or bids usually call for single pads. One pad per unit. You could see this very clearly in every community, pads are built on lots and the houses are constructed. What do we have between the units? Mud holes, swamps and water puddles. To overcome this problem, strip pads should be built rather than single units. By strip pads, I mean a whole bunch of pads built into one like one long strip. We realize that drainage culverts could be installed but impossible in backyard areas.

This last concern I will add, but I am sure that other hamlet councillors will support me on this. Housing associations are not representative of all the residents of a community. I have been a resident of this community most of my life and I am concerned about the housing situation and problems in the North. However, I cannot be a housing association board member because I am not a tenant. I live in territorial government housing. I have learned that I still qualify for home-ownership program housing but it is much more difficult if I wanted to use the rent-to-buy system. That is, to rent a house until you have paid up for it.

Public housing is made available through taxes which we all pay for. And we all pay taxes on all housing programs that could be available for any resident in a community perhaps with some eligibility requirements. At one public meeting held by a housing association, I was told that I could not voice my opinions because I was not a tenant. I am still not a tenant. This makes it very difficult for any other native person who lives in subsidized housing to assist in solving these problems and in building a better housing system for the people of the territories.

At this time, I would like to thank you for the time you have given me and I would like to encourage the public, the people that are here tonight, to speak out and perhaps express your concerns on how we can make better housing for the people of the Territories. Thank you. I will have this typed up and I can give you a written copy tomorrow.

CHAIRMAN (Mr. McCallum): Thank you, Edna. You took the question out of my mouth. That is what I was going to say first and foremost.

MAYOR EDNA ELIAS: It is a rough draft because I did it about three hours ago.

CHAIRMAN (Mr. McCallum): As long as we get a copy of it. Mr. Pedersen, you have questions?

MR. PEDERSEN: Mr. Chairman, not questions but comments. Edna has raised some interesting and very valid points and some which we have not heard before. As the Chairman mentioned when he started out, we have visited some 30 communities already. Don't go away Edna, there might be some questions to you.

And we have heard many, many concerns but it is the first time that we have heard any of the concerns of housing as directly related to the municipality in the provision of services. I certainly agree that this is a problem. We have had, because of the numbers, constructions in any given year, sometimes like new subdivisions open up without any fire alarm systems for some years. And the same as you said for street lights and everything else.

The problem of the pads, we have heard about that in other communities as well although not as related to the rehab houses that sit quite comfortably on their individual pads. But the minute that the house gets rehabed and gets the water tank and sewage pumpout tank, the requirement for the access road which should be a capital requirement, has to come out of your road maintenance funding.

I don't think I have much else in the way of comments except to say that in addition to us getting your written presentation tomorrow to include for the immediate file, every word that is being spoken is recorded and there will be a verbatim transcript available at a later date. The Baffin one is available already. And when the one for the Kitikmeot Region is complete, the hamlet council will certainly be getting a copy of it. Thank you.

CHAIRMAN (Mr. McCallum): Edna, if I may, could I ask you -- you said you were living in territorial government housing now?

MAYOR EDNA ELIAS: Yes.

CHAIRMAN (Mr. McCallum): If you don't mind me asking, for whom do you work? Do you work for the territorial government?

MAYOR EDNA ELIAS: I was but I am not working this year but my husband works for Renewable Resources.

CHAIRMAN (Mr. McCallum): Okay. Are there any other questions of the mayor? Thank you for very much then, Edna. I would hope that other people in the community would take your comments to heart and then would be able to put forth comments or concerns that they may have.

MAYOR EDNA ELIAS: Can I say another...(Translation) Any person who is attending this from the housing association -- because sometimes it is difficult to get a meeting so the problems that you have, please indicate to the Special Committee on Housing.

MR. EDWARD HAVIOYAK: (Translation) We, the people of Coppermine, have been members of the housing association. I, myself have been a member of the association and we have had problems and difficulties. We try to express our concerns and difficulties that we encounter to other groups and bodies so that we may try to work together.

I used to live in Cambridge Bay long ago, I moved to Coppermine. I have lots of children who are living here in Coppermine. I have lost most of my family members, my mother, my father, sisters and brothers, but I am happy residing in Coppermine. I have a lot of relatives and children that I live with. My grandchildren keep me happy here. Even people I did not live with long ago, I now live with. We are happy together.

And we also encounter difficulties together and we try and work these out together. We thank the housing association because they try to help us. Because we would not supply our own housing, we would be helped. For those reasons, we thank the housing associations and corporation for providing us housing. We could not provide our own housing because of lack of funds. We all pay rent for the units we live in and we encounter difficulty in keeping up with our rent. And we all have complaints about dripping roofs but nevertheless we still pay the rent even though we have difficulty paying for the rent.

There are a lot of people without jobs here in Coppermine so they have difficulty keeping up with the rent. That is the experiences I have had. For people without jobs, it seems very hard. Because we have been helped, we are thankful. Not only to ourselves but to others who have helped us. And we, members of the housing association, try and help the people in Coppermine but we also have problems of our own that we encounter.

I do not have too much to say but because the band is here and the other members are here and we thank the councilors of Coppermine for speaking up for us because we would not be able to do these things on our own. Even though we try and keep up the rent and find work, we still have problems with paying rent. We all quite often have the worry of being evicted from our houses. I do not have anything more to say, so, I would like to say hello to all the panel members who came to attend this meeting and to the people who are also from our community. Thank you.

CHAIRMAN (Mr. McCallum): Excuse me, Edward. There may be some people would like to ask questions of you, so if you would just sit there. Can I just ask you one question? Are you on the housing association?

MR. EDWARD HAVIOYAK: (Translation) Yes, I am.

CHAIRMAN (Mr. McCallum): Are you happy in paying the rent or would you rather own the house?

MR. EDWARD HAVIOYAK: (Translation) Without a job, I cannot own a house.

CHAIRMAN (Mr. McCallum): If you were working and had a job, how would you feel?

MR. EDWARD HAVIOYAK: (Translation) It is getting much more difficult for me to obtain work.

CHAIRMAN (Mr. McCallum): You said that you felt badly about people who may be evicted from their home. As a member of the housing association, how many people have you evicted from their house?

MR. EDWARD HAVIOYAK: (Translation) There has been no one evicted in Coppermine but we have heard of cases in other communities.

CHAIRMAN (Mr. McCallum): But nobody has been evicted from a houses, as far as you know, in Coppermine?

MR. EDWARD HAVIOYAK: (Translation) Yes. I have not heard of such a case but gets a feeling once in a while that one may be evicted.

CHAIRMAN (Mr. McCallum): You are the one that is going to have to have a voice in that and if you haven't evicted anybody, why would you feel that fear now?

MR. EDWARD HAVIOYAK: (Translation) We have been helped by the housing association. We have never been evicted.

CHAIRMAN (Mr. McCallum): How would you like to see or what improvements would you like to see -- or other authority do you feel the housing association should have? Do you think it should change or should it stay the same?

MR. EDWARD HAVIOYAK: (Translation) We, the housing association will gradually change but it seems like the rent on houses keeps going up and up and it is becoming harder. For those of us without work, it is hard to pay the rent. That has been my greatest concern as a member.

CHAIRMAN (Mr. McCallum): Do you feel that you pay too much rent?

MR. EDWARD HAVIOYAK: (Translation) Not myself in this instance but other people have been expressing that.

CHAIRMAN (Mr. McCallum): Do you have any ideas of how the rental scale should change?

MR. EDWARD HAVIOYAK: (Translation) We ourselves cannot change it. We cannot change it ourselves and we cannot fork out any money to purchase units.

CHAIRMAN (Mr. McCallum): Anybody else have any questions? Thank you very much, Edward.

MR. EDWARD HAVIOYAK: (Translation) Thank you for asking me the questions.

CHAIRMAN (Mr. McCallum): You are next, Agnes.

MS AGNES ALLEN: My name is Agnes. First of all, I would like to thank everybody for coming to Coppermine. My concern in Coppermine is overcrowdedness. The rehab is good which is really good for the people but it doesn't solve overcrowdedness in Coppermine.

The other concern we have is government employees have government benefits such as fly-outs, settlement allowance and the housing association employees do not have benefits like those. As you may know, the house itself, it depends on school kids, a place to sleep, a place to play and it is very hard if the kids are overcrowded in the house. Especially if there are two, three families living in the three bedroom house. You know the kids will always be getting up late for school or are always tired in school. And this affects our children and education and that is why it is very important to have houses. But we still run into this problem in Coppermine. We still have a lot of overcrowdedness. We have families that still live with their parents because there are no houses available right now and we have always have people saying that it is causing problems in the families amongst themselves. This is very hard on people.

I have worked for housing for quite awhile and I see the tenants complaining. I bring it up at the board meetings and it is always the same problem.

The other thing is on home-ownership. I would like to get into home-ownership one of these years if I get a choice of what design I want. Because if I am going to own my own house, I would like to have my own design and maybe put wallpaper or panelling in if I choose to. You know, we have no choice. The package is there for us to pick. We could either have two bedroom, three bedroom or four with upstairs, downstairs but we have no choice of our own on what design to get. I am sorry I did not write out my concerns but I am deciding right out of my head. That is all I have to say.

CHAIRMAN (Mr. McCallum): It doesn't matter if you have it written or not. We are pleased to hear your concerns about housing. How long have you been with the housing association?

MS AGNES ALLEN: It has been seven years now.

CHAIRMAN (Mr. McCallum): As the secretary manager?

MS AGNES ALLEN: Yes.

CHAIRMAN (Mr. McCallum): Are there questions from members of the committee? Mr. Pedersen.

MR. PEDERSEN: Agnes, how many applications do you have for housing right now in your files?

MS AGNES ALLEN: Right now, there is about a little over 40 applications.

MR. PEDERSEN: Is that mostly for family sized dwellings or for one bedroom?

MS AGNES ALLEN: Right now they are building a nineplex, so everybody is applying for nineplex because they have no choice.

MR. PEDERSEN: Agnes, you brought up some points, again that we have heard in many other communities. You mentioned that there are adult kids staying with their parents that really should be in their own housing and I think sometimes we forget about that age group. But it does create a lot of tensions within a family unit. I know because I got some of mine staying at home. Not only for the young ones but also for us older ones. I don't think anybody really realizes how many there are that you are talking about. I sat down this afternoon and took the population list out and I went through it from one end to the other. In this community, we have 86 people over the age of 20 who are living with their parents or who are not living on their own, anyhow. That is about 10 per cent of our total population and I was astounded by the figure. And if you go down to 19 year olds and 18 year olds, you can add another 52, which are going to be coming on line within the next two or three years wanting to have some sort of housing on their own. I am not saying everyone of these do want to. Some may be quite satisfied but it is a huge number and I certainly did not realize that it was that many.

That housing affects more than just a place to sleep. As you said overcrowding creates tired children, poor attendance, poor education. That is something we have heard in many other places and you mentioning it again just reinforces it for us for our considerations for the final report.

One thing you mentioned was government employees getting full benefits and housing employees not getting that. In Frobisher Bay we got a very interesting set of statistic figures from the district office of the Housing Corporation that showed that housing association maintenance men on the average had 32 houses each to look after, whereas DPW maintenance men for staff housing had, I think 12 -- it was far, far fewer anyhow. Salary wise, the housing association employees got approximately 60 per cent of what the DPW maintenance people got, without the benefits.

There has been some suggestions in various places, about the housing association. In response to what Edna said that she doesn't feel that there is enough input into from everybody into it. Not everyone can be a member. And it is not too that here in Coppermine and in many of the Arctic places but there are places in the Mackenzie River and in the southern Mackenzie where you have a population of 1000 people and maybe 30 public units and you in fact have 30 heads of families that control that pool of the public housing, the allocations and everything. And that is considered not very fair. From those communities, we have had suggestions that the status of the housing associations perhaps should change and instead of being independent associations as they are now, that they should come under the municipal administration here in Coppermine, as if they were a committee of the hamlet council which would solve a number of problems. It would solve the problem

of representation by everyone but also it would certainly solve the problem on maintenance people because they would automatically come under the same wage scale and benefit package. I wonder, with your long experience as secretary manager, if you have ever given any thought to a change of status for the housing association from what it is today?

MS AGNES ALLEN: Well, we talked about it one time at our staff meeting but we never really thought about it. Most of us have been working with housing for quite awhile and we are still waiting and waiting and nothing is happening. We know that the maintenance guys have a lot of houses to look after and they try their best to work but sometimes it is kind of hard because they get away behind and people complain because they just have too much work getting behind.

MR. PEDERSEN: It is quite obvious. You have 177 units here and you list down on the spread sheet we have here, five maintenance people. That is 35 houses average for each of your five people. And certainly there is a much better ratio on the DPW maintenance staff for the staff housing. I think I have commented on what I want.

CHAIRMAN (Mr. McCallum): Other questions? You mentioned about the government employee benefits and you talked about the fly-in once a year or something. What benefits would you see that you should have?

MS AGNES ALLEN: We should be able to get settlement allowance, fly-outs and other things. That is what we have been asking for when we hold federation meetings. Maybe next year but maybe it is never.

CHAIRMAN (Mr. McCallum): Who would you say should pay for those benefits?

MS AGNES ALLEN: Well, it really comes back to one. The government I guess.

CHAIRMAN (Mr. McCallum): But you would want to stay as an employee of the housing association.

MS AGNES ALLEN: If they are going to change the status, I'll go along with them.

CHAIRMAN (Mr. McCallum): In other words then, if you were being paid and given these benefits, you should be an employee of the government not the housing association?

MS AGNES ALLEN: Well, if they can keep the housing associations going, I am pretty sure the employees will be happy because sometimes we say "I took this job because this is what is going to happen".

CHAIRMAN (Mr. McCallum): But those people who work for the government are government employees who get the benefits and granted the things that you say and Mr. Pedersen refers to your people have that much work to do but benefits that accrue to a government employee are done because of negotiations of their union. The money that a housing association receives is either derived from a grant from the corporation or from the collection of rents from the tenants. So somebody would have to pay for the additional benefits and I would expect that if the corporation were going to pay for it then, since they are part of the government, I would expect people to be employees of the government, not the association. How would you feel about that?

MS AGNES ALLEN: It is the government who gives out grants to each housing association so it is really the government -- we don't have to raise up the rent.

CHAIRMAN (Mr. McCallum): Granted it may not be necessary to raise up the rent, except somebody is going to have to pay for the benefits. And if the government in general does not give the corporation anymore money to run things but people who work for the associations want the extra benefits then that means less money to spend on housing or maintenance or other things. However, I take it what you are saying is that you prefer to stay as an employee of the association and you would expect that the government should pay for these other benefits the same as government employees have.

MS AGNES ALLEN: Yes, I like working for housing but you know I have been waiting for benefits for so long and I have a doubt in my mind if we are ever going to get it but that is not too important right now. The main thing was overcrowdedness.

CHAIRMAN (Mr. McCallum): You mentioned one other aspect. You talked about home-ownership. You said that you would like to own your own home if you had some say in the design and some say in what you could do to the interior.

MS AGNES ALLEN: Yes, if I had my own choice of design or if I could have input into it maybe then I would like to own my own house as long as I am working. If I am not working then I don't think I would get into that.

CHAIRMAN (Mr. McCallum): Have you applied for a home assistance grant?

MS AGNES ALLEN: No, I haven't yet. I want to see if we are going to have a choice of our design or input into it.

CHAIRMAN (Mr. McCallum): Under the home assistance grant, you simply get a grant. If you are buying rural and remote, you will not have much input into it. If you were to build your own home, of course, you would then be able to have a choice again. If you are living in government public housing, you would not have a chance to have an input into that at the present time unless there are some changes to it because it is a different program.

You would prefer to own your own home, as you say, as long as you are working?

MS AGNES ALLEN: Yes. I know to other people who do not have a steady job, I do not think it is a good idea for them to get into home-ownership. But for those people that have a steady job like myself, there are some people who are interested in the home-ownership program.

CHAIRMAN (Mr. McCallum): Would you like to comment on what you think about the rental scheme that is now in place and I refer to your position as a secretary manager.

MS AGNES ALLEN: Well, to some people and especially old people who do not have a job, I know it is kind of hard for them. But like myself, I have a steady job, I don't mind paying rent but it is kind of hard for those people not working and they try very hard to pay for their rent. And the rent scale is good now because it has maximum but last year we didn't have a maximum and it was very hard for us working people.

CHAIRMAN (Mr. McCallum): Anybody else have questions or comments? Thank you very much then, Agnes.

MR. DAN HARVEY: My name is Dan Harvey. I am a councillor here in Coppermine and I am also in private business. I would also like to back up the last statement Edna made concerning the input into local housing. I have lived in a Housing Corporation house and bought one of their units and I have also built my own home since. There are many people in this community who have a concern for the people of this community. People from the hamlet council, people that live in housing other than the Housing Corporation housing.

Mr. Pedersen has lived here for years and outside of the housing association and outside of the corporation's houses, I am sure he has a concern for the people. But on the local level here he has had in no way of ever putting input into it because he was not a member or living in one of those housing units. I feel the same way today. People ask me why this happens or that happens -- I have lived here for 10 years now. I can say what I think but I have no input whatsoever and I cannot express in any way to the housing association or to the Housing Corporation my thoughts and feelings on that matter. There are not that many jobs within the community and I do know people have trouble paying their rent.

The rents are very reasonable and the rents can be very unreasonable too. But I am sure, as Edna stated earlier as our mayor, that this year we got 29 pump-out units coming on line. That is 29 units that were not budgeted for in our last budget for this hamlet council. It is poor planning on the Housing Corporations behalf, not the association. They know what they want to do, they do not want anybody else to know, it is a secret until it happens. Don't drop anything unusual on us until we come to you -- we don't want to hear about it until we tell you what we are going to do. That is not the way it should work. This community should be notified in advance of what is going on. Preparation should be made for service roads every year. There are dozens of them that have to be made -- entrances that are put onto lots that do not have adequate fill. Lots that never had any fill whatsoever other than a footpath to the front door.

The community has tried very much through the hamlet and our town planning and services to upgrade roads, streets, drainage, to make it a better place to live so that water is not running across every intersection that is running through culverts in a northerly fashion to get it out of town. But seemingly, there is places that this is overlooked completely and that place is within the Housing Corporation structure. They do not seem to make it one of their priorities to build a house.

When I was told by my father, when I build a house, make sure you have the foundation in the proper place, make sure you have good drainage there. They build a house and then they worry about the foundation and I think we should start at the ground and work our way up. And the association can be given more strength and more help if it was given the rights in the community to back it up. Not just the people that live in the houses but people have concerns within the community. People that are perhaps not living in association houses -- there are a great number of people in this town who have concerns about the housing but have no input into it whatsoever.

Basically, I would just like to say that I am very pleased to see this panel going around. I am very pleased to hear the results that are coming out of it, some of the comments for and against. I think it can be a great benefit to the people in the North and it can have a great impact on every community. But I still stress very strongly that the association, the Housing Corporation, all comes out of the taxpayers pocket in one way or the other. So every member of a community should have the right to put in or have a say in the association and the way that the tax dollar is being spent. Thank you.

CHAIRMAN (Mr. McCallum): Questions? Mr. Pedersen.

MR. PEDERSEN: Dan, how could this best be achieved in your opinion?

MR. DAN HARVEY: Well, you can take and say "Go to open election, that anybody that runs the same as a hamlet council". Perhaps what Mr. Pedersen was saying there earlier to have it as part of the council as perhaps a committee from council or municipal. We slowly will be going into taxes, private homes will be taxed. Perhaps that would be the way to go about it. Maybe it would take a whole lot of growing pains out of it and come down to the function that everybody knows about now. The hamlet council and how it runs.

MR. PEDERSEN: So if the hamlet council received some basic training on how to handle it, the staffing and the funding to operate wherever expenses was necessary, you would not object to housing being handled on a committee basis out of the hamlet council?

MR. DAN HARVEY: No, I don't see where it is going to be more work not that that is going to be any problem. But sure everything has its growing pains but I think it would be one way to better the community and the community to get more input into the housing structure.

CHAIRMAN (Mr. McCallum): Just on the same line, Dan. I take it what you are saying is that the concern for provision of housing units in a community should be a community concern. It should not be just a concern, the operation, maintenance, the collection of rent, of the tenants. It should be a concern of the community.

MR. DAN HARVEY: That is right.

CHAIRMAN (Mr. McCallum): You talk about going into taxes. We have heard from people that they cannot afford to pay the rent. How would they then pay the taxes?

MR. DAN HARVEY: I would like to know that too. I am going to have to start this year whether I like it or not.

The thing that I would like to make very clear is what I know from living here in the community. The community can be very, very close together in everything they do or they can be very far apart and what makes a division is by government splitting certain things. You split the housing away from the hamlet. You split the hamlet away from DPW. The more you split it up, the more divided it becomes. The more unorganized it becomes. Where if it worked together as a body and as a unit with each unit letting the other unit know what is being done, then you can have a united front from this community in all matters. It doesn't have to be "You can't be a member of this association because you are private homeowner". "You can't be a member of this association because you are a member of DPW". And it goes on and on and then you get division but you want unity from the community.

People within the community, as I am sure Red can state from years past, as long as you can keep the community working together, knowing what is going on, then it will stay together and hold together and it will work. But if doesn't then it splits.

Can I speak very frankly? I can't understand a few things and I am going to step out of content but I am going to be very straightforward. I can't understand the Housing Corporation in many ways and the reason I say this is they will charter an aircraft to come to Coppermine to look at a job. They will charter it three times a month to come to Coppermine to look at a job and they will spend 20 minutes to one and a half hours to look at the job. It will cost them \$3000 to \$5000 every trip. But with something that the community needs that is going to take and better the community in years to come, we'll say, we'll put a dollar figure on it. It is going to cost them \$10,000, they can't see that. It goes right over their head. But they can fly back and forth, two and three times a month, no questions asked, and do a whirlwind tour of an hour and a half in the community and they are going to solve all our problems. Excuse me, it don't work, it is never going to work.

They have to come to this community and they have to sit down long enough to hear this community speak and hear what it has to say. And I think I do as much work for the Housing Corporation as anybody else in this community and they don't spend the time to see the problem before it occurs. And that is the problem with it. If they could just sit back and take their time and look at a community, see what the problems are, listen to what the community has to say -- not just the association but the community as a whole.

And again I stress, it has to be a body. Not only the association, the council. The council could put input into it. DPW, I am sure could put input into it. Maybe even the local RCMP or the social service workers. If they sat down and made an effort, there is so much more that could be put into preparations for the coming years work and everything else and make it run so much more smoother.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Well, if I say anything, I am going to sound like an echo because it is a complaint that we have had in this community for many, many years. It is absolutely correct and it is very frustrating to sit on the ground level and see a lot of money being spent on things that are not going anywhere. And yet everytime that you have a project however small, to fix up between houses, the answer is always "We got no money, we got no money, we got no money". As far as the community is concerned, there is no great understanding of the budgetary process within a government organization and not a great deal of sympathy for it and why should there be. It is government money and it is government projects and it should be spent wisely. I can only sound like as an echo with Dan Harvey and agree on it.

MR. DAN HARVEY: I am going to say one more thing on that, Red. I read a report that you wrote years ago and the report had one point in it that I would like to stress and I think it should be stressed to all the public. That government agencies are servants of the people. They are public servants, not public tax masters. And that was a point that was made out in a report years ago by Red, and I think that is true today as when it was written. Thank you.

CHAIRMAN (Mr. McCallum): Questions? I take it then, Dan, what you are saying is that you advocate the local community government taking over housing?

MR. DAN HARVEY: Yes, along with the association. I don't say disband the association. I say there still has to be the work force there. In other words, you are not just going to turn over everything and say tomorrow, this is the way it is going to be. There would be total chaos. But I mean, there is the association, yes. Perhaps bring it under the hamlet, under the local government to run the association in that direction but also have representation from the people. Not just the hamlet council. I do not agree with that. I think the people of this community have to have a say in that and that portion of the hamlet should be elected by the people again as to run that association or to run the revised association as it would be under the local government ordinance. But the input has to be from all the community not just from the tenants themselves, if you know what I am trying to say.

CHAIRMAN (Mr. McCallum): We have heard it stated in communities that those that do not live in public housing really do not know what is required to run it.

MR. DAN HARVEY: I have lived here for 10 years.

CHAIRMAN (Mr. McCallum): I grant you that you have lived here for 10 years but you are talking the community. And that is what it is about, of course, your community but you realize, of course, that we are looking at housing across the Territories and what works in one community may not work in another community, so it is very difficult to generalize. But we have heard it stated in some communities, that housing should be part of the government, that is the local government, that housing association's maintenance people should be hired by the local government.

We have heard it said that the association should not be made up of people from all over. It should be involved only with the people who are really tenants. We have covered the gamut of how things go. You say that there must be more input to local housing that we cannot simply come in and plunk down a number of housing units. There are need studies that go on to determine the number of units that are required in a community. I am sure it was done here in town. Those units were allocated here.

You talk about getting extra help or strengthening the association. You talk about taking over the association by the community government. Now, how do you put it all together? Let us trade places for a moment. Seriously, because that is what we are going to come up with -- lets face it, I am not anymore wiser than most other people nor any of us here. We listen to what people are saying and they tell us what should occur. Let me throw it back to you. How would you solve the mess, if there is such a thing as a mess in housing, of housing in the community?

MR. DAN HARVEY: Okay, it has been dropped to the hamlet council to run the community. That was given to us a number of years back. The council in that length of time has developed, gone through growing pains and has learned and still is learning how to do it well and more wisely. Perhaps that is the way to do it. Perhaps from the whole community, that is where the housing association is formed. The same as the local government. As a community we represent teachers, DPW, everybody within the community. They are elected there by the public of this community. Perhaps that is the only way that housing is going to be done. Done in the same way as the hamlet is. It seems to be working very well in representing everybody. I don't see how it should be any different as far their housing is concerned. Perhaps that is the way.

CHAIRMAN (Mr. McCallum): Is that what you would suggest?

MR. DAN HARVEY: I guess that is what I saying, Arnold.

CHAIRMAN (Mr. McCallum): Then it would be up to seven wise people in town to determine what is good, bad or indifferent for housing in the town.

MR. DAN HARVEY: It is the same as any other city in Canada. There are always nine or 10 wise people that the people in the community or the city says that is what we want you to do.

CHAIRMAN (Mr. McCallum): I am not going to get into any great argument with you but you have a hamlet. You will be paying territorial taxation as places have in the past but it is not a tax based municipality as such so that you do not really. It is a little different than in other places across the country.

MR. DAN HARVEY: I agree. It is different. You asked for a hypothetical answer and I have given you what I thought right.

CHAIRMAN (Mr. McCallum): I don't mean hypothetical.

MR. DAN HARVEY: That is exactly -- that's the way...

CHAIRMAN (Mr. McCallum): I want to know what you would do. We have gone and heard many different things and we hear different things in different communities and maybe that is what we will come up with more than anything else. Each community is different. Certainly if the hamlet is a strong unifying voice in this community and is accepted as such, then maybe it should occur that way here. In other communities, that is not so. The local government runs in opposition to a housing authority and a band council. Some places the band council and the community are together. You have the villager and the towns where it is a little bit different and the village or town councils are saying "Hey, housing does not belong to anybody else, it is ours, we are the people who should do it and we will decide who gets the housing". So, we have gone through the spectrum.

I thank you very much for your comments, Dan. I am not trying to prolong it. There are other people undoubtedly but to me at least, it is interesting to hear how individuals see housing as such in different communities. And I guess that is the main thing that we come out with. The

communities are different, therefore, we should have different answers for all of them. But that is going to be difficult for this group to do.

MR. DAN HARVEY: There has been one other thing that has been brought to mind and that is the allocation of houses. There seems to be no real set way of allocating houses, whether it is by need, the family size, dwelling size, whatever. From what I can understand, there has been no set fast rules of how housing is allocated. I think there should be something come down in that area. It should be housing as it is needed and required by the people. The family size, perhaps -- I don't see where in a way, yes, and in a way, no, but I can't see where how much they can pay rent has anything to do with the Housing Corporation structure. It does not seem to come into the picture.

But the point is there is houses in this community where there is six and eight people living in a two bedroom home. And then there are other places where there are two people with perhaps one child, living in a three bedroom home. Things like this, I can never understand and I don't think I ever will, especially if it is allocated correctly within the community.

CHAIRMAN (Mr. McCallum): I guess all I can say to that is that situations change. The people or the one person who is now living in a three bedroom home, may have well had six people when they were allocated that unit. Otherwise you keep people in this constant state of flux.

MR. DAN HARVEY: Sometimes, yes, it was that way, but there are times they go in there and there still is only three of them going into a three bedroom home.

CHAIRMAN (Mr. McCallum): The housing association does the allocation here in town, I would expect. Just like any place else, you have a housing association, they allocate the housing. That is an elected board, elected by the tenants of the community. You are not too happy with that. You would rather see it done by the community in general, not just by the tenants.

MR. DAN HARVEY: I think the community in general should be the people. It is everybody's dollar that is paying.

CHAIRMAN (Mr. McCallum): It would be interesting to hear somebody from the housing association there.

MR. DAN HARVEY: I am sure they have something to say too.

CHAIRMAN (Mr. McCallum): I have nothing further. Thank you very much, Dan. It is alright with me if we take a break unless somebody wants to come up and add something to housing.

---SHORT RECESS

We will call the meeting back to order. You would like to come forward, sir.

MR. ALEX ALOGEAK: (Translation) Yes, I would like to speak. I would like to thank the panel. I would like them to be able to help me as well. And I would like to thank Edna Elias because she spoke very well and because she also spoke on the roads.

I was voted in to the Kitikmeot Housing Federation in June. I would like to speak about roads and housing pads because I know of one unit here in town where the pad is worn right down. The corners of the house are not on the pad anymore. If they are going to build units, the housing pad should be the first thing and they should build a lot of pad to build a solid foundation so that house will be a good house for a long time.

Also, between the houses, the drainage systems -- most of the units should have culverts in between them with gravel on top. Because in the spring when everything is thawing out, the drainage system gets full of water because there is no gravel placed on top. One incident happened in the spring near where I live. In one of the drainage systems near where I live, the ice had not fully melted yet and it was full of water and the water was running downstream and one child fell in and almost drowned. The child probably would have died if someone had not come along and saved the child. Those drainage systems are not very safe for children when they are full of water.

Those types of things should be taken into consideration when the house pads and the drainage systems are being built. They should be built on first priority. Because if they are constructed well because it is the people's land, the people would be happy. We need to look after the house pads well, because it is part of our land. We want to be helped from you, the panel, in what we voice on our concerns.

The hamlet council has been helping us very much here, so we thank them. I have been told very carefully that any concerns that I have, I should bring them forth to the hamlet so that I may get stronger support. Also, we are thankful because the houses are continuously maintained in our community.

A housing association member spoke about overcrowdedness in units. The houses in this community are not very large. Some have just one or two or three or four or five bedrooms. There is only two units that have five bedrooms. There are no units with six bedrooms. For those reasons, housing is pretty scarce in this community. Sometimes when a house is too crowded, school children are unable to sleep and just play in the house and they start missing school.

Long ago I was the chairman of the housing association -- 13 years ago. The policies and structures of the housing association seem hard to maintain. And everything that we had to follow was all in English. The Housing Corporation implemented all these policies and regulations. The Commissioner also approved them. From these regulations, if a person damages his house, can to court. It is also clearly in the regulations. Any person who lives in government housing cannot help the association, therefore, even though these people want to help. Earlier on, Red Pedersen and Dan Harvey spoke on this. From these regulations, we have these problems. We would should now be thinking of new regulations to change to overcome our problems. If that was the case, we would be much happier.

Also, all the problems that I have that I speak of, I will now bring them before the hamlet because in some communities now, the hamlets are pretty well running all their own affairs. The hamlets have a much stronger voice in the communities.

I am also on the social welfare committee and if I want help, I can also approach the hamlet. That is all I have to say.

CHAIRMAN (Mr. McCallum): Questions? Alex, if I may call you by your first name. Just so we have the proper name, it is Alex Alogeeak.

You talked about the drainage systems and pads for housing, access roads that were talked about previously, as well. Who do you think should be providing those? Should it be the Housing Corporation, or should it be the local government or just government in general. The community has a hamlet government now that are financed by enlarge by the Department of Local Government on a formula basis. When the Housing Corporation comes into the community, they have to have land on which to build or prepare the sites for housing. Should it be the responsibility of the Housing Corporation to do this? That is, make sure the proper land is there, or should the housing association be going to the hamlet and asking the hamlet where they should be located. How would you suggest we get things together?

MR. ALEX ALOGEEAK: (Translation) If the Housing Corporation, by the Housing Corporation I mean the whites, because this is not their land. They should always be approaching and asking the hamlet on sites and pads for housing. If they just take a guess and chances on sites for housing, sometimes they might make errors and pick sites that are not suitable for housing. Because the hamlet council knows best of their land and what the situation is.

Also, we know that there are people that come into town to look at future roads and regarding road development, they should be turning over the funds so that the roads could be well maintained. Also the Housing Corporation, if there is going to be culverts or drainage systems between units, funds should be provided so that these drainage systems could be well looked after and worked on. That is all I have to say.

CHAIRMAN (Mr. McCallum): Don't you think, Alex, that, that to an extent that is a responsibility of the hamlet to ensure that the maintenance of the roads, all those things that you are talking about, that is part and parcel of the financing of the funding they get from the Department of Local Government? Somebody has to give them money. Who should give them money for it?

MR. ALEX ALOGEEAK: (Translation) What I am saying is that all the funding for road and site

development and building of drainage systems and culverts should be handed over to hamlets. Even though we may want to well plan and develop our community, sometimes it is difficult. That is all.

CHAIRMAN (Mr. McCallum): Anybody else? Mr. Pedersen.

MR. PEDERSEN: Mr. Chairman, I just wanted to point out for the record that the question that Alex raised on drainage through ditches is particular to a land assembly which we have in Coppermine. It was built some years ago in a location which the community was against building it in but it was built there anyhow. It is through the natural drainage pattern of the community and the ditches that resulted are square cut ditches lined with what are known as gabion baskets, which are wire baskets filled with rock and synthetic cloth to keep the rock from running out and at periodical intervals down through the assembly, there are rock dams in this ditch to slow down the water flow. In the springtime, these ditches do become very raging little rivers in their own. I think the problem that he was referring to is in particular to this land assembly and probably not general. I just wanted to clarify that for the record.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Pedersen. Thank you very much, Alex.

MR. TOM PIGALAK: Thank you, panel. My name is Tom Pigalak and I am the hamlet foreman in Coppermine. I have a little concern about the water tanks we have in the 1974 to 1980 houses. A lot of people complain of the water tanks never being washed and cleaned. Because of that people are drinking yellow water, especially in the springtime when the river first goes. We would like to see those houses that we are living in have clean water because we can't do them because they have no manhole and we would like to see them done somehow or replaced.

I have been living here for over 10 years and I know because I lived in most of those houses. And those 1974 houses, I bet you, they have never been washed yet up to today. I know that now the new houses are coming in with plastic tanks for the manhole on top. That is my small concern about those houses. Thank you.

CHAIRMAN (Mr. McCallum): Tom, do you know if the housing association have asked to have these repaired or fixed in any way.

MR. TOM PIGALAK: I noticed this summer they are starting to clean those water tanks. I noticed they cleaned two houses and then they gave up because they figured it was too much work for all those houses to be cleaned by hand.

CHAIRMAN (Mr. McCallum): How else could you clean them?

MR. TOM PIGALAK: Well, they asked us if they could borrow our steam cleaner and we told them that it would be on a rental basis. And we never heard from them after that.

CHAIRMAN (Mr. McCallum): How many units, would you say, are involved?

MR. TOM PIGALAK: Since 1974 to 1980, that is about -- maybe the secretary manager from the housing, sitting beside me, could give us that information.

CHAIRMAN (Mr. McCallum): If we had some kind of an idea of how many then surely the community or hamlet would be able to do something. If housing is a problem within the community, surely the hamlet can get together and do something with making, you know, helping to clean them. If this is a concern, surely the hamlet could free up somebody or together with housing maintenance people, to go around and either rent it or get it from the hamlet that the hamlet would let them use the machine. But it would be a community concern about getting good water in a house, then something could be done with it. Depending upon the number and how long it would take but something should be able to be worked out, I would think with the housing association and with the hamlet. Are there any other things that you want to talk about in terms of housing, Tommy?

MR. TOM PIGALAK: I will just give you a rough estimate of how many houses since 1974 to 1980. I think it is approximately about 40. And I would like to see those tanks in those houses replaced with plastic tanks with a manhole on top like the other new houses that are coming up now.

CHAIRMAN (Mr. McCallum): You think they have to be replaced with the plastic ones or you could not clean the old ones?

MR. TOM PIGALAK: I don't know. That is up to housing.

CHAIRMAN (Mr. McCallum): Okay, thank you. Any questions of Tom? Thank you very much, Tommy. Are there other people who would like to speak?

MR. RONNIE TOLOGANAK: My name is Ron Tologanak and I work for the local housing association as maintenance man trainee. I just got off leave after a month and a half of being in the hospital and recovering from my injury. And the housing association -- I wasn't getting paid for over a month now. They told me to go on UIC but I have not received anything from UIC yet because you have to receive cards and then wait for another few weeks before you get checks. And I have been out of money since I left work and I would like to suggest that they have some kind of insurance plan or something to do keep you covered while you are off work for a long period of time. I was asking the association if I could get paid through this group insurance plan that we have but it did not work out. I am back to work now as of today.

CHAIRMAN (Mr. McCallum): Did you suffer the injury while at work or regardless?

MR. RONNIE TOLOGANAK: No. I have been working for housing since October last year and I have had this problem since I was in high school and the doctors finally decided to fix it up.

CHAIRMAN (Mr. McCallum): Do you pay workers' compensation? Does the housing association pay into workers' compensation?

MR. RONNIE TOLOGANAK: Yes, the housing association is covered by workers' compensation. But they tell me I have to be injured on the job to receive workers' compensation.

CHAIRMAN (Mr. McCallum): Was there an effort made to deal with the Workers' Compensation Board? Do you know?

MR. RONNIE TOLOGANAK: Yes, there was. The manager tried to get worker's compensation to pay for my leave but it did not work out because I was not hurt on the job. It has been happening since I left high school. The same thing happens with the group insurance plan, you got to be hurt on the job before I can get any money from the insurance plan.

CHAIRMAN (Mr. McCallum): Do you have any idea what moneys would be coming to you from UIC?

MR. RONNIE TOLOGANAK: I am entitled to one check but that is all. I have been out of work for one and a half months. I am broke and I am back to work again but I haven't received no check, no cards for a check. Nothing at all.

CHAIRMAN (Mr. McCallum): What you are suggesting is that there should be some kind of set up similar to what would be available to the government employees? Is that what you are saying? Although you wouldn't be a government employee. Any questions? Thank you, Ronnie. We will take note and maybe try to see what your MLA can do for you too.

Are there others who wish to speak? I take it then that given there had been a number of people speak to us that there may be some concerns about the way in which housing is placed in here. There is concern about the housing association and getting employee benefits. We talked about getting the local housing association involved with the hamlet and the few other comments that had been made by Alex, Tommy about particular things. I think Alex was talking about the same thing as Edna was talking about. That by and large then, there are not too many concerns about housing in Coppermine. I haven't heard anybody talk about the rental scale, whether you think it is too good, too much, too little. Very little talk about home-ownership, other than from Agnes, when she said that she may be interested in it, she will be looking at it.

There are 177 public housing units and/or northern rentals. The northern rentals should be for sale in this community, Mr. Pedersen? People would be able to purchase these. But I wonder if there are other concerns that people may have about housing in the community.

Well, in terms of that, I don't want to cut things out if somebody is a little reluctant to come forward and say something. I would hope that people would not feel that way but you know, we can't sit here and look at one another all night. We are not that good looking or interesting enough. Certainly there must be other concerns about housing and would hate to leave and think that the problems associated with the positioning of units in the community is basically the main theme of things and it is something that has to be worked out with the hamlet. Local government should be able to do something with Department of Local Government in other avenues. Any comments from the committee Members?

MR. TOM PIGALAK: Give us a little detail about home-ownership. then maybe somebody will ask some more questions.

CHAIRMAN (Mr. McCallum); Well, perhaps doing that, Tommy...

MR. TOM PIGALAK: I understand the home-ownership but I do not understand the way to work about it. I learned from other people that some people are paying about \$400 a month for public housing. I understand from talking to some people that if you end up with home-ownership you will have to start paying your power bills, water and sewage if you have any. There are no trees around here, we know that.

CHAIRMAN (Mr. McCallum): What you say is correct. People are paying a particular amount of rent to the housing association to live in a home but the home is not theirs. If in fact, you go along with what Mr. Harvey was saying when ones family grows up and leave the home then you have a three bedroom home and there is only you and your wife in it. They are saying that you should not be living in that house, you should be living in a smaller house and you could be moved to another home in the town. So the home is not your own. When you own your own home you take on certain responsibilities to look after it but it is yours and there are different means by which you can acquire a home.

There are 66 northern rental units in town. I don't know how far back those units go. Regardless, some of them have likely been here since 1964. People who live in those and have been paying rent into those homes for some time, can apply to purchase that. And then they look after those things. I am not sure what the cost of those utilities are. Mr. Pedersen would know better about those than we do in this community.

The rent that you pay in a public housing unit depends upon how much money comes into the house. So you can buy the northern rentals. You can apply for a home assistance grant from the Housing Corporation to get a grant of money to help you build a new home. You can apply to purchase a rural and remote if the rural and remotes are in here or can come in here.

But in a lot of places where we have talked about home-ownership the thing that people are saying is they want to own their own homes. Not rent them, not pay the rent. Because the rents go up and down depending on whether you are working and depending upon the number of people who live in your home who are working. So, there are a number of avenues that you can get to to own your own home and I recognize that there are no trees around for fuel. And oil, of course, is expensive. The same as electricity and your water and sewer and those kind of things as well.

What we are concerned about here is that we are trying to look at means by which we can help people become home-owners and make it more attractive to them. If you are in some of the larger communities you pay taxes as well. But some places, you can get a rebate on your taxes -- I mean, you can get some of your taxes back, you do not have to pay them all, in some of the communities. But those are the kinds of things we have been hearing. In some of the communities we have visited in the North, they don't want anything to do with home-ownership. But in a lot of others, home-ownership is the one thing that they are trying to do.

The territorial government in certain communities, are saying to whoever works for the government, they may live in a unit one year, after that one must get their own accommodation. The government will not supply it anymore. That may be different here.

Maybe Mr. Pedersen, you would like to comment about home-ownership as it may relate here in Coppermine and talk about some of the programs that are available. As well, maybe, talk about the advantages and disadvantages of home-ownership here.

MR. PEDERSEN: Thank you, Mr. Chairman. Alright, I will do that. There are basically two home-ownership programs available in Coppermine. One is if you live in a northern rental house or in a public house for that matter, you can apply to buy one of the northern rental units. They are quite reasonably priced and there has only been one sold in Coppermine so far. But in many other communities there have been quite a number of them sold.

It becomes your responsibility to heat it and to look after the electricity and all other costs with it. It is your responsibility to maintain it but you can also change it as you wish. And if you want to upgrade it and put new panelling in one room or in two rooms or in all of them or put carpet on the floor, that is your business, you do to it what you want. It becomes your house.

The other program is the one that is called the home-ownership assistance program or they abbreviate it and call it the HAP program. That is a program where the Housing Corporation will provide you with a package of materials to construct a new house. That was the program that Agnes was talking about. Under that program you have a choice of five plans of houses. It does not allow you, at the moment at least, to design your own. You take one of those five or you get nothing. That is the choice that is there. The package of material can be provided to you, together with a freight allowance and site development allowance. I think in Coppermine, the total value of the package -- I am not sure whether it is \$40,000 or \$45,000 it can get up to. This package is given to you in the form of a five year forgivable loan. If you live in the house for five years, you owe nothing. The loan has been totally forgiven then.

This forgivable loan structure has been put in to prevent people from getting a home-ownership package, building it, selling it and then taking off to Hawaii with the money. So, as long as you live in it for five years -- every year of the five years, this so called debt goes down by one fifth until after five years you owe nothing.

With that program you are also responsible for all your own services. Oil and electricity and everything. I don't think under the present system that home-ownership is attractive to too many people in Coppermine, except for those that are permanently employed. As you know, I have lived in my own house for a long, long time and it is very expensive to get that oil tank filled up.

However, in 1972 there was a legislative committee on housing that also travelled around. Not as extensively as we are doing and they prepared a report as a result of their hearings and their travels. And the main recommendation of that report was that the NWT Housing Corporation should be created and they told this new corporation to do certain things. I suggested that certain programs be put into effect to solve the housing needs and the main recommendation was to provide a climate for home-ownership. But tied to that was an instruction that the Housing Corporation should endeavor to put fuel and electricity and municipal services subsidy into effect. They have not managed to do that in the 10 years that they have been in existence and I personally think that that should be one thing that this committee should look at very seriously. And if we could get a subsidy program in effect, then I am convinced that a home-ownership program, even in a place like Coppermine, would be a far better program than the rental program that we now have.

I think it is possible to do it because there already is a subsidy program on electricity. It is subsidized on the first 700 kilowatt hours per month. The first 700 are subsidized to the same level that people pay in Yellowknife. And if we could get a similar fuel subsidy so that we would not be penalized for living in the High Arctic as opposed to people who live in Yellowknife, Hay River or Smith or somewhere like that. Then home-ownership would indeed be feasible up here and attractive, I think.

But those are the two basic home-ownership possibilities that exist. The third one would be to dig into your pocket and get enough money and go out and buy materials and put it together. But that is not really feasible.

CHAIRMAN (Mr. McCallum): Thank you. Any questions? Well, if they are not any other questions or comments to make. I would like to thank those of you who did come out this evening. If you have further comments to make, you could always give them to Mr. Pedersen or you could send them to this committee in Yellowknife. I think the mayor would know how to get in touch with the committee. If there are any comments that people would want to write down and send to us, we would be more than willing to receive them.

I appreciate those comments that people did make. As I indicated to you, we do not have the answers to all the questions and all the concerns that you raised. There are those that we can

take up with people and try to be of some assistance to people right away. Others will take long term planning to look at things. So in spite of other things that are going on in the community this evening, again, on behalf of our committee and technical staff, I want to thank Edna for helping with the interpreting this evening. I thank our own interpreters and Chris, who is our technician.

I want to thank you people again for coming out. It has been a pleasure for us to be here. I hope that we have served some kind of a sounding board for you and that when we make our interim report to the Legislature, which will be in November, that some of the questions and some of the concerns that you raised, we may very well be able to address them in that interim report. And when we make a final report in March or thereabouts, that some of the long term changes that you have been talking about, that we will be able to have those addressed by the government as well.

So, thank you very kindly for coming out and we appreciate it very much. Thank you.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

CAMBRIDGE BAY, SEPTEMBER 18, 1984

CHAIRMAN (Mr. McCallum): Ladies and gentlemen I would like to welcome you to the meeting. I will begin by telling you who we are, what we represent and what we are attempting to do. To indicate to you where we have been and where we hope to go. We are a special committee of the Legislative Assembly of the NWT formed to look into all aspects of housing in the NWT. The committee was set up on a motion in the Assembly by Mr. Ludy Pudluk, back in February last year.

We are not part of the government, Executive Committee or Council. We are not part of the Housing Corporation. We are here to listen to your concerns about housing. We are all elected and we have a committee of six people. Later on we will be joined by one or two other Members. As well as the six Members on the housing committee there are four alternate Members.

My name is Arnold McCallum and I am a MLA for Slave River and I live in Fort Smith. I am a co-chairman of the committee and my colleague Mr. Ludy Pudluk, MLA for the High Arctic and who lives in Resolute Bay is the other co-chairman. We have Mr. Joe Arlooktoo, MLA for Baffin South, from Lake Harbour. And your MLA, Mr. Red Pedersen. In addition we hope to have Mr. Mike Ballantyne who is a Member for Yellowknife North and Mr. Michael Angottiatauruq who is a Member for Kitikmeot East. There are other Members who are not here.

We have visited 31 communities in the NWT over the last three months from the Baffin to the Mackenzie Delta and the High Arctic, south of the Slave Lake and now into this area. We have one further area to meet with, sometime next month, and that will be the Keewatin.

What we are about is to look at all aspects of housing and specifically the supply, allocation and design or construction of housing. We make a report to the Assembly at our next session in November of this year. It will be an interim report where we hope to put forth some recommendations for improvement in this whole topic of housing. And in March, we will give another report, hopefully to deal with any long term solutions to deal with any problems or concerns of housing.

We are very pleased to be here in Cambridge Bay to hear concerns of people. We met this afternoon with the board of directors of the housing association and as well with members of the district office of the Housing Corporation. We have done that in most communities that we have visited. We also have a public meeting. Tomorrow we go further east and we will be in Pelly, Spence and Gjoa Haven in the next two days.

I hope if you have concerns about housing you will express yourselves tonight. We have instantaneous translation by members of the interpreter corps along with Edna Elias, who I am sure most of you know from Coppermine. If you have something to say to us, come to the table and identify yourselves, tell us who you are, so that when we transcribe from the recordings and we will record everything that is being said, that we will know to whom to attribute what is being said. So if you have concerns about housing, come forward and tell us your concern. We may have questions to ask of you.

I should indicate to you that we do not have the answers to housing. If you have some problems with the maintenance of your housing, we may be able to help you in dealing with the association or corporation but what we want to know is what you feel should occur with housing here in Cambridge.

We will the review what is being said and put it in the context of the total Territories, notwithstanding that there are differences between the various regions of the NWT and in point of fact, as was pointed out today differences within a region from the east to the west and this is a classic example, Kitikmeot.

So I ask you to be open and frank with us, we will be open and frank with you as we question or make comments on what you say. We are not out on a witch hunt. We are not out to get the Housing Corporation or the associations. I would hope that if there are differences of opinion, or if there are concerns that you have about the associations or federations or about the Housing Corporation, that we may be able to help in some way, to ease those concerns.

So with those few remarks I would ask those who have concerns to make about housing would come forward and express them to us. Mr. Pedersen has indicated he has no remarks to make. Mr. Arlooktoo.

MR. ARLOOKTOO: (Translation) Thank you. Some of the people will probably understand my dialect. I am from the eastern part of the NWT from Baffin Island. I would like to welcome you to this meeting and we will be looking forward to hearing your concerns on any matter concerning housing such as rent scale, structure of the building, or if there are any building problems. We are interested in hearing this from the audience. I will be more than happy to hear from you even if you speak in English because there are interpreters. We are here to listen. Some of us are from far away. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Arlooktoo. I now throw the meeting open. Don't be shy.

MRS. GWEN OHOKAK: Good evening gentlemen. I am a councillor with the Cambridge Bay hamlet council. I would like to take this opportunity to welcome the Special Committee on Housing to Cambridge Bay. Thank you for taking the time to come and meet with us. I am here on behalf of the hamlet council to present to you the following issues and concerns that were chosen to be discussed and presented to you.

First of all concerns addressed to the housing association. There seems to be a lack of communication between the housing authorities and they tenants, especially the elderly people having difficulty communicating in English. The problem area seems to be that the elderly do not seem to understand rental scales. The committee suggested that the housing association employ on a casual basis a person who could interpret and relate well with the elderly and make personal visits to their home.

Concerns addressed to the Housing Corporation: 1) More housing is needed, overcrowding is prevalent in our community. 2) Housing Corporation should make their policy to council at least 12 month notification of building programs in order to assist in building planning. 3) The committee requests that the Housing Corporation consult with the hamlet council as to the location of municipal service outlets to minimize road maintenance costs and to maintain efficient servicing. 4) Housing Corporation should schedule the building of pads one summer before construction, in order to give time for the pad to settle so as to eliminate warping of the building. Those are our concerns. Thank you.

CHAIRMAN (Mr. McCallum): You addressed one concern to the local association and four to the corporation either at the district and/or territorial level. Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Gwen, some of the concerns you point out are ones that we have heard in other places, that does not make them any less valid in fact if anything it emphasizes that the problem does exist. We had a presentation last night from the hamlet council in Coppermine that in fact went into a few more specific details on your 2) that the corporation should make a policy one year ahead to assist in community planning. They pointed out that blocks of houses had been constructed in the past with no apparent communication with the Department of Local Government for the provision of street lighting or fire alarm systems to go into almost like new subdivisions. The municipal services locations were mentioned indirectly too, more so for the sake of access roads required to service the either new houses or rehabed houses, because these access roads end of having to be constructed out of road maintenance funds and there really is not enough funding to do any road construction and if you add them all up they do amount to quite a bit of road work.

These municipal concerns, we have had them before and they certainly will be incorporated into all the many other things we will have to consider when it comes time to make our recommendations to the Legislative Assembly, first in November and then finally again later in the spring, our final recommendations. I think that is all I want to comment on right now.

CHAIRMAN (Mr. McCallum): You talk about a concern of a lack of communication between the association and the elders and senior citizens of the town. In what regard is there a lack of communication? Is it to deal with rental structures, housing availability, where is the lack of communication?

MRS. GWEN OHOKAK: It is mainly with the elderly people, they really don't understand how the rental scales work and how much they have to pay every month. Maybe my fellow councillor Henry Ohokannoak can comment on that because he knows a lot more.

MR. HENRY OHOKANNOAK: When we mentioned about the lack of the lack of communication between the housing association and the elderly people, we were mainly talking about the housing association never put enough time into trying to explain things when the new rental scale came up and they never really took time to explain when they made the new policy. When the federation made the new policy all they did was send out letters and there are times when these letters are not fully explained and there are times when the older people really do not understand what things are all about. They never ask the old people who do not understand English too well to come to the office to have things interpreted to them.

CHAIRMAN (Mr. McCallum): So it is an explanation of policies of the association as regards a rental scale and you are suggesting that there should be somebody used to translate or at least to explain those things. Surely the people in the housing associations speak the language. We met with the housing association people and it seems to me that all the seven people that were there.

MR. HENRY OHOKANNOAK: What I am trying to say, Mr. Chairman, is that the housing association should spend more time or try to hire someone local to make visits to the tenants who do not fully understand the rental scales and the policies of the housing association. They should hire someone that can speak Inuktitut and have papers ready so that when they visit they can explain things. It may not only have something to do about housing but it could have something to do with a power bill.

CHAIRMAN (Mr. McCallum): Do you as a hamlet have the board of directors of the housing association sit down and meet with hamlet people?

MR. HENRY OHOKANNOAK: That is another thing, the housing association has never asked the hamlet council. They never sit down together to meet.

CHAIRMAN (Mr. McCallum): Has the hamlet council ever asked the housing association?

MR. HENRY OHOKANNOAK: That's a good question Mr. Chairman.

CHAIRMAN (Mr. McCallum): Well what does the hamlet council do to bring it about. Have you ever asked them to come.

MR. HENRY OHOKANNOAK: Well these concerns have come individually to councillors. Some people have approached some of the councillors about these concerns.

CHAIRMAN (Mr. McCallum): There are members of the housing association here tonight and I am sure they have taken into consideration what has been said. I am sure between the two of you locally, since you both represent the hamlet and there are housing people and Henry will excuse me but you are a member of the board of directors of the corporation, maybe you can get it all together. I am not sure if the association has the dollars to hire somebody to do that but there must be some way you can bring this about.

I would like to go on to a couple of more things that you indicated Gwen. The first one was dealing with overcrowding, you say there is a need for more houses in town. Do you mean that the corporation should be building more public housing units in Cambridge Bay? It is my understanding that there is approximately 20 units coming into the community this year, it seems to me that we

were told that that will fill a real void as to the number of units that is required in town, given that there is extended family situations. But there are 20 new units, one bedroom and three bedroom, there is a rehab program going on, retrofit. Is that just done locally? But alright there are 20 units coming into town this year. What kind of new housing is required in town?

A SPEAKER (Female): The first question that you raised was about like people need new housing here. It has been a long time that people have been waiting for housing. Mostly single units for single people. Because these people are old enough to have their own place and they don't have a place to stay because there is no housing available for them. So it is about time that housing is being made now for these people.

CHAIRMAN (Mr. McCallum): So you are saying that you require more housing than is going on this year. You require even more of it?

A SPEAKER (Female): We will see about that after this is done.

CHAIRMAN (Mr. McCallum): Mr. Pedersen already talked about the business of consulting with the hamlet. Could I pose a question to you as a hamlet councillor? Do you think that the hamlet should take over the housing association?

MR. HENRY OHOKANNOAK: Not necessarily. We are not saying that the hamlet should take over the housing association. All we are saying is that these concerns come about within the local housing association. But we are not saying that the hamlet should take over the housing association.

CHAIRMAN (Mr. McCallum): Do you think it would be a good idea if the hamlet did?

MR. HENRY OHOKANNOAK: In a way maybe it would be, but not right off hand, no.

CHAIRMAN (Mr. McCallum): You are stick handling. It is okay though. I say that because we have been in other communities not the least of which was Coppermine last night. When we had a hamlet councillor in Coppermine suggest that the hamlet, the people of the community should have more say in the association business and that people as I recall, people should be elected to it. At the same time as there are hamlet elections.

MR. HENRY OHOKANNOAK: But don't forget that you are in a different community now, you are not in Coppermine anymore.

CHAIRMAN (Mr. McCallum): I recognize that. We had the same people say it to us in Frobisher Bay and in Fort Smith and other places who said that the hamlet should take it over. Do you think that housing, the provision of housing for people to get the proper kinds of housing, and let me say because of the concerns that you said, the hamlet should be notified a year ahead because the hamlet has to be concerned with the access roads, with the servicing, with the services that are required and needed for. You said that the pads should be built in the summer, the materials stored over the winter and built the following spring so the pads could settle and you could build them up. If you have that concern and you think that it is important for people in a community and therefore the community to be concerned about what kind of housing comes in, why not the hamlet take over the housing association.

MR. HENRY OHOKANNOAK: Well for one thing, Mr. Chairman we don't want to take over the housing association right off the bat because after all the work that they have put into and then we take over all of a sudden we would have to start all over again. But what we are saying is that the housing association should work closely with the hamlet so that we might come up with better housing or better ideas, where the house should go about. We are not saying that we want to take over the housing association, we just want a better communication with the local housing association.

CHAIRMAN (Mr. McCallum): I am not suggesting that you did say you should take it over. I asked a question if you thought it might be a good idea. However, Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. Henry, the suggestion is not from this panel that this should happen...

MR. HENRY OHOKANNOAK: Sorry, I cannot hear you.

MR. PEDERSEN: I thought I was being heard. The suggestion is not from the committee here, that it take over the housing association should happen. That is not the idea. We have heard in many of the communities we have gone to, a big concern that housing is not merely the provision of a shelter or a place to put your bed and live in. Housing is probably the single biggest factor that affects community development because it is something that we all use and we use it all the time and our families and our kids use it. It effects school attendance and education if there is overcrowding. It effects health, the general social well being of the community and there has been suggestions a long the way that more people that are involved at the moment, because at the moment the only ones that are involved are the tenants.

You have to be a tenant in houses to live in them in order to be able to run for the housing association board of directors. It has been suggested that people for instance, connected with Social Services, with Education and certainly with municipal services should have an opportunity to be involved in this very, very important part of the communities development. One of the avenues that some people have suggested was that eventually and it is not an immediate thing but eventually not to have too many governments or too many bodies controlling things within the community. Perhaps housing should become a committee of the municipal council. It would solve a number of problems obviously related to planning and so on because all the planning would be into one body. It would also solve other problems. It was pointed out to us that if the people that now work for the housing association would be working for the hamlet instead that they would probably get the wage structure they have been looking for for years but which they are not achieving right now.

As the committee we are trying to come up with recommendations for next year and the year after. Something that will work good in the future to provide houses as needed and wanted. There is a lot of money being spent on it and with all the money that is being spent on housing we should have a little more happiness with it perhaps as we had in the past. So, the reason for these questions sometimes, is just to feel out an opinion of where do we go in the future? Not tomorrow, not an immediate thing but where do we start planning for and it was certainly not a suggestion of this panel here that we scrap the housing association, not at all. It was just to feel you out on some things that we have heard in other communities.

CHAIRMAN (Mr. McCallum): Anything further from the Members. Well thank you very kindly, Henry.

MR. HENRY OHOKANNOAK: You are welcome.

CHAIRMAN (Mr. McCallum): Are there others who would like to speak on housing? If not it is going to be the shortest meeting on record. I can't believe you are all that shy.

MR. PUDLUK: I just want to tell you that we came here to get concerns from you about housing. We set up this committee to travel to the settlements and this is the first time they did that for the Housing Corporation and it is going to be the last one for a long long time. Now is the time if you want to see some changes in the Housing Corporation. Don't be afraid to give us your views. Thank you.

CHAIRMAN (Mr. McCallum): We will take a five minute break for a cigarette. I don't know if the rest of you smoke or not but don't leave, you must have something to say.

---SHORT RECESS

Well ladies and gentlemen we will come back together and see if there is anyone else who would like to make any comments about housing in Cambridge Bay and we would invite them to come forward and speak to us of the concerns that they may have about housing. So I will ask again if there is anyone else who would like to speak to us about housing concerns in Cambridge Bay. Well if there are not and I recognize that the hamlet council have put forward a number concerns. We have met with the housing association and as well with the district office of the corporation. I am not trying to cut off the meeting, but if there are those of you who are reluctant or have some difficulty getting up and speaking to us in public, that may not be the end of it. If you have concerns to bring forward about housing you can put them down in a written way, you can write to us or your MLA. So you could write to us. Mr. Pedersen would be able to leave with you an address. We would be able to leave with Gwen an address for the hamlet to write to us whereby concerns can be put forward in a written presentation. So if there is a reluctance to get up and indicate to us what you feel or concerns you have about housing in Cambridge Bay, that need as I say need not be

the end of things, you can let us know by letter. There are these cards and brochures in the front and on the back page there is an address to whom you can write and to whom you can make your comments so that they can be made available to us. If there is no one who wishes to speak I would like to thank you for coming out. Mr. Lyle.

MR. BILL LYLE: I came up here on my own behalf. I heard about this meeting about 10 minutes ago. I was watching a better show, I was watching the Pope going into Vancouver but I guess I will have to look at you and speak to you. I was wondering if the Housing Corporation has any programs set out for the houses that were built here about seven years ago, the Weber ones and such that are having a lot of problems with shifting foundations. I have been told by several different people that there is going to be something done. To this date I have not seen anything done. The reason I speak this way is because I happened to move into a brand new one and the first six months the building shifted so badly that the door jam cracked right down the middle and I guess I have an axe to grind when I say that I have asked the local housing association to look into it. There is not too much I suppose that they can do because they have no money to fix that kind of thing. I was also told that I was going to get winterization in that house which maybe there is two in our row that have not been done. I am kind of reluctant to say that I pay my rent every month which I shouldn't really because of the fact that I would like to see something to a building that I pay rent for keep up to par. I feel that since we pay rent for our houses that when we need something done to them we should have it done.

MR. PEDERSEN: The interpreters are asking that you slow down a little bit.

MR. BILL LYLE: Anyway, by winterization I mean that they were putting this energy efficient type of material over the top of a lot of them and there is two in Cambridge Bay that I know have not been done and I was told that this was to be done a couple of years ago. I went to different people in August and told them that I was not going to be in my house for the month of August and that is a good time to work on it and nobody lifted a finger. I wonder if there is such a program that the Housing Corporation has that they can look after this kind of thing at all. Personally I would do it myself if I had the funds available to do it. I just wonder if you people have an answer for that?

CHAIRMAN (Mr. McCallum): Mr. Lyle I am sorry that you were not here when we started because I indicated that we are here to listen to the concerns that people have. We do not represent the Housing Corporation. Nor do we represent the Executive Council or the government. We do not have the answer to the questions that you have, we are here to listen to the concerns that you have as to how and what should be done to improve housing here in Cambridge Bay or in fact improve housing across the North. We are not here to answer for the housing association or the Housing Corporation.

In relation to your particular questions as to whether the Housing Corporation has anything in place regarding Weber Homes. To my understanding and the understanding of other members of this committee that in point of fact there has been retrofit done with Weber Homes in areas across the Territories. Also in terms of maintenance, preventive or ongoing maintenance that is the responsibility of the local association in conjunction with the corporation. We are not members of the association nor are we members of the Housing Corporation so it is very difficult for us to answer your questions. I might ask you one in return. What has the association indicated to you that they will do? And if they have not indicated anything to you about doing something to winterize or about the Weber homes that you are in. What have you done to get a further answer from them?

MR. BILL LYLE: Thank you, Mr. McCallum. It sounds to me that you do not represent anybody. You don't represent the Housing Corporation. Who do you represent? Are we going to get feed back of what you are doing or are you doing this just to get a cross section of the problems that are occurring all across the Northwest Territories. I know that they are not only occurring here. I have seen the same situation in Coppermine and Spence Bay where I visited in the Central Arctic and I also seen it in Rankin Inlet where I visited quite often.

To answer your question I have personally approached the housing association but I did not approach the board of directors of the housing association. I approached the people who are running the office who do allocation of the work supposedly. I was told that something was going to be done

for the last three years and it always ended up the same way that they have -- I don't know why the rest of the houses, the same type of houses that I was living in were winterized or had energy sufficient materials put into them, but like I said there is two houses in the same row that were built the same year that did not get any attention done to them. I thought that this was one of the Housing Corporations projects but know it seems to me that it is the local housing associations project.

To answer your question, I was told by the housing association that these were going to be done but they have not been done. If you are just here to listen to beefs and how you can rectify them I really don't intend to say anything more unless you have another question.

CHAIRMAN (Mr. McCallum): I could have another question but first let me preface with a comment. Just so you know who we represent we are Members of the Legislative Assembly, therefore we represent the Legislative Assembly. We don't represent the corporation, we are not on the board of the corporation, we have nothing to do with the corporation. We don't represent the territorial government, that is the Executive Committee or Council. We were set up by the Legislative Assembly to look into the problems of housing in the Northwest Territories. That is in the allocation, the supply, the construction. Basically those areas, and the communications of how it goes on. This is what we do, so we are answerable to the Legislative Assembly and we will make a report on what we have heard in the communities that we have visited so far and the ones that we will be visiting in October in the Keewatin, which will represent when we are finished about 42 communities throughout the Territories. We have talked in all of them public meetings, we have talked to local housing associations, district offices in other organizations, municipal governments at a settlement, hamlet, town or city. We have heard comments from them.

So we represent the Assembly and we are responsible in answer of to them and that is where we will make the report. We are here not to satisfy the questions of maintenance in a community, that is what you have an association for. You as a tenant of a public house are eligible to sit on the board of directors. If you are not on the board of directors you are obviously eligible to make sure something is done there. We are not here for that. What we want to know is whether people are satisfied with the way in which housing is dealt with. That is: Who gets the housing? How it is allocated to a community? The amount of money that is spent on housing. How the money can be better spent; and we want to hear from people in that regard. But we are not here to represent anybody in the corporation or anybody in the government, that is the Executive Council. This is what we have been listening to and we have now visited 30 communities. So now you know what we are all about and what we want to do. If you are having difficulty with your association, I would suggest that you keep prodding them to get something done. If others have it then obviously you should be getting close to be on a priority to get yours done. Any comments?

MR. BILL LYLE: Yes, Mr. Chairman. I guess that is what we call you.

CHAIRMAN (Mr. McCallum): Well, I have been called worse than that, but go ahead. What the hell!!

MR. BILL LYLE: Yes, I heard what they called you in Inuvik on the radio. I really liked that. Anyway, I think that the problem with the housing that has been expressed in the Legislative Assembly for many years now, I think that if you look back on the Hansard of the Legislative Assembly, you could pretty well put together a pretty good report and I think that all across the Northwest Territories you will find that the people of the Northwest Territories are not satisfied with, I think -- it seems to me that whenever or whomever builds them, whether it is the Housing Corporation or whether it was the responsibility of the Legislative Assembly. After they build them seem to forget that these houses need to be maintained and I think personally I have to say I am not satisfied the way the houses are allocated in the settlements. I mentioned to one person before I came to the meeting that I may make somebody mad which generally I do anyway when I speak. When you are honest that is when people get mad at you, but I don't mind that. At least I try to speak as plain and honest as I can.

My point of view is that the housing in the settlements have not met our needs. As you know 25 years ago our population in the Northwest Territories was not growing at the rate as it is now. People who were born 16 to 17 years ago are now moving out of their family homes and trying to get different homes and housing needs are getting into a need where they never used to be, even 10 years ago. So I think that at this stage of the game you are going to see that the housing in all of the settlements are at a greater need than it ever was before. Mr. Chairman, that is all I have to say. Thank you.

CHAIRMAN (Mr. McCallum): Any comments or questions to make to Mr. Lyle. Mr. Pedersen.

MR. PEDERSEN: I would just like Bill's opinion on these nine-plexes that are going up, these one bedroom units. Do you feel they are going to meet some of the demand for the young group you were just talking about?

MR. BILL LYLE: Yes, Mr. Pedersen, I think that the needs are going to diminish by having these nine-plexes being built but personally I do not agree with the way they are put together because if one house burns, you stand to have nine houses burn. I would have felt that this was learned with the apartment complex that burned here about 10 years ago. Because of the high winds up here, if one apartment burns, you are generally looking at the whole works burning. This is the only drawback I see of having those nine-plexes, otherwise I am very satisfied that there are more houses being built.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Lyle. Is there anybody else that would like to make comments? Again then, those of you who maybe want to add something, be it individually, or from the association or from the hamlet, we would welcome getting some indication from you. There is a booklet over on the bench that gives you on the back page that lets you know who you can send those comments to. I recognize that we have heard from various groups in town. We appreciate the time that was taken and it gives Members of the committee an indication as to what is going on in the town. I am sorry there wasn't more people but I understand the way things are and I appreciate that and as Mr. Lyle said, maybe more people are interested in the Pope than were interested in this. Those who have CTV likely were busy watching Team Canada beat Sweden again. So it is pretty difficult to complete with those.

So on behalf of the committee and on behalf of our people here, we especially want to thank Henry and Edna for helping us with the translation this evening. I appreciate the opportunity to hear you and for your coming out. Thank you very kindly and I hope that when we come up with an interim report that we will address some of the concerns that have been forward to us by the hamlet, by the housing association and by other individuals. So thank you very kindly.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING

SPENCE BAY, SEPTEMBER 19, 1984

CHAIRMAN (Mr. McCallum): Ladies and gentlemen, perhaps we can start the meeting. You have the receivers so that we have instantaneous translation by Erica and Jay at the back. I would ask you that when the meeting is over to just take them and put them down on the chairs and we will pick them up later. Don't take them with you. We need them again.

Perhaps I could start the meeting by telling you who we are, why we are here, where we have been and what we are going to do. We are a committee of MLAs. There are six of us here in town, five of us are in the building. My name is Arnold McCallum, I am the Member for Slave River and I live in Fort Smith. I am the co-chairman of this committee, along with Ludy Pudluk, who is in town but not here and we hope he shows up soon. Ludy is from the High Arctic and he lives in Resolute Bay. I have as well as Members of the committee, to my left is Mr. Joe Arlooktoo for Baffin South and lives in Lake Harbour. We have your own MLA, Michael Angottitauruq, who represents this area and he lives in Gjoa Have. To my right, the big guys on the team, is Mike Ballantyne for Yellowknife North and Mr. Red Pedersen, I am sure some of you remember when he was here with the Hudson's Bay. Red is for Kitikmeot West and lives in Coppermine.

We have been going around visiting a number of communities to ask people to tell us what they feel about housing. We are looking into housing in the Northwest Territories, that is how the housing is built, how it is supplied, the allocation and we would like to hear from you what you think of housing. What is wrong with it, with the corporation, with the way in which housing is dealt with in the Northwest Territories. We would like to hear your views.

We have visited approximately 30 to 32 communities in the Northwest Territories from Grise Fiord to Frobisher, Lake Harbour, Pangnirtung, Pond Inlet. We have been to Resolute Bay, Igloodik, Clyde River, Holman Island, Sachs Harbour, Tuktoyaktuk, Aklavik, Inuvik and a lot of communities in the West along the Mackenzie Valley, Fort Norman, Fort Franklin, Norman Wells, Fort Smith, Yellowknife and Hay River. We have been into a number of communities and we have talked with the housing association people and we have talked with the Housing Corporation people in various communities.

I want to say first and foremost that we are not part of the government. The government is run in Yellowknife by eight Ministers. None of us are Ministers of the government. We do not work for the Housing Corporation so, we have nothing to do with the corporation. What we want to do is find out what people think about housing. The rental scales, who gets the housing, how the housing is built, all of those things. And we would like you people to come and speak to us and tell us what you feel or think about it.

We have the translation. We make recordings of it so that we can then go back and try to remember what people have said. We have to make a report to the Legislative Assembly in November of this year. We will have to make a further report in March 1985.

I would hope that there will be a number of people come and speak to us. I would ask you, if you do, that you use the microphone here, tell us your name and then you can speak to us. When you are finished talking we may want to ask you questions, so please stay there until we ask our questions.

So now you know who we are and why we are here and just before I start the meeting, I would like to ask your own MLA, Michael, to say a few words as well. Michael.

MR. ANGOTTITAUROUQ: (Translation) Thank you, Mr. Chairman. The chairman just mentioned why we are here and since housing is a concern to all the communities. It doesn't matter whether you are man or a woman just say your concerns regarding housing. If you can say all the problems that you have experienced, that is what we want to hear.

We are trying to support the people and we have to hear all the problems and concerns for us to make recommendations. That is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you, Michael. Are there any other Members of the committee who would like to say anything? I would like to say how pleased we are to be here in Spence Bay. I want to thank you for the invitation to come to your community. Some of us have been here before and for others it is the first time. With those few words, I will open the meeting and hope that there will be some people come forward and talk to us about housing.

MR. STEVE ALOOKEE: (Translation) My name is Steve Alookee and I am the mayor of Spence Bay. Before the hamlet was made, I have always been one of the councillors. On behalf of the people of Spence Bay, I would like to welcome you to Spence Bay. We are happy that you have taken time from your busy schedules to come and listen to our concerns. I am sure you have heard most of these concerns by now and I am equally sure that you will hear them again.

First of all the houses in Spence Bay are not designed for the North. They are cold and the wind often blows through them. In some cases when the wind is strong enough, you can feel the house moving. All the houses in the future should not be prefabs but stick built. Even when the Hudson's Bay and the police first came their buildings were stick built and we would like to see those stick built houses. In a lot of cases, the furnace is right in the living room and kitchen. This is very dangerous as a person would not be able to get out in a fire.

By southern standards, these houses would have no market value whatsoever. We, as northerners, should not have to accept this. A lot of the furnaces are also very noisy. When there is a strong wind, the furnace turns on with a bang and scares the occupants and they think there is something wrong with the furnace. We should not have to be subjected to this kind of a scare. A little thought in design should solve this problem.

Houses up here are also prone to very fast deterioration. The outside of the house particularly goes fast because of the wind and snow it is subjected to. This is not only unsightly but it uses energy much faster because the more it rots the wood the less energy efficient it is. Houses should also be designed so that there is more and bigger bedrooms and more closet space. A lot of houses in Spence Bay and I am sure in a lot of other settlements, are designed in such a way that once you put a bunkbed in the bedroom, there is no more space for anything else.

Bigger yards are also desirable in Spence Bay. A lot of people find that they have no space to park their snowmobiles and sleds close to their house. If they are parked too close to the house they get in the way of municipal service vehicles and if they are parked too far away, they end up on the roads and subjected to being run over or to theft.

Secondly, the rent is set too high for some people. I am speaking particularly for the hamlet council employees. Recently we gave our employees a five per cent raise and all of that raise went to the housing association because the rent was raised five per cent. As a result, their take home pay would be less than before the raise, considering taxes, etc. has to be taken off. This in my opinion, would lessen the incentive to work for the hamlet or just an excuse to quit because of frustration, which I would understand. There clearly should be a ceiling on rent for a period of, lets say, five years. And then, a review board would decide whether or not a rent increase would be warranted.

I suggest to the Housing Corporation that they seriously consider some kind of an apartment building for single people and couples for Spence Bay. Often great tension is caused by a large family living in a house that is not designed to hold so many people. Young people today expect to have some privacy. They also disturb the older people in the household with their different way of living. This should also be respected.

I do not wish to sound radical, however, I am inviting the Housing Corporation executives to live in Spence Bay for a year in the same kind of conditions that we have to live with. I am sure that there would be a drastic change to most of the policies that exist.

In closing, I hope that the Legislative Assembly takes steps in carrying out their recommendations that have been put to you and have us not treated as second class Canadian citizens. I would like to thank you for listening to me and I wish you success in carrying out our wishes. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Steve. Are there members of the committee who would like to ask questions? Mr. Ballantyne.

MR. BALLANTYNE: The mayor suggested that there should be a ceiling on rent for five years and then a review board would decide whether or not a rent increase should go up. Who should sit on that review board? How would you set up that review board?

MAYOR STEVE ALOOKEE: (Translation) As I indicated earlier, there should be somebody from the Housing Corporation in Spence Bay for awhile so that they will know and understand the problems. That person would investigate about that five year rent scale board. For that reason we were asking somebody to stay here for a year or so, so they will try to find out who will be on the board of a particular review board.

CHAIRMAN (Mr. McCallum): Anymore questions? Perhaps Mr. Mayor, I could ask a question of you dealing with the rent scale as well. Could you give me an opinion of what you think or how you think the rent should be set. That is, should it be set how it is now? Depending upon the amount of money that is being taken into the house or should it be an amount of money because the house is worth so much money and there should be just a set rent for the house? Which of those two would you feel would be best?

MAYOR STEVE ALOOKEE: (Translation) I was just using that five per cent as an example because we increased our employees wages five per cent, however, that five per cent just went to the rent. And it seems that those employees just lost that five per cent even though they were trying to get a raise in pay. The Housing Corporation sometimes think of money as their priority on houses and they do not consider the cost of living and such things as gasoline, hunting equipment, food or anything. They do not think of those things, they just think of the money that they want to receive so I feel that the people should always check who the employed are and who the unemployed are before they set the rent. It is very difficult for people who try to have take home pay to buy some food and the Housing Corporation should also think about the Inuit's lifestyle when they are going to set up their rent because a lot of them have to go out hunting and need their equipment. The Housing Corporation should review this rent matter in the near future.

CHAIRMAN (Mr. McCallum): On another topic, when you talk about the corporation should built smaller units for single people. What kind of housing do you see? Would people want to live in an apartment building in Spence Bay?

MAYOR STEVE ALOOKEE: (Translation) I wasn't really referring to single people. Single people units. I know that single people with no spouse would want to live in an apartment but some of the widows, widowers. They should consider too, larger buildings for widows or widowers, in order to have a happy life for the family. For that reason I brought up single people units for Spence Bay.

CHAIRMAN (Mr. McCallum): In other communities that we have been in to. For example, in Cambridge Bay. There are new houses going up in Cambridge Bay that are six and nineplex. The houses are together. There are parts of the houses that would have three bedrooms, others would have one bedroom. A kitchen, a living room and one bedroom. But there are nine of these houses all in one big building. Is that the kind of building you are thinking about or are you talking of a big high apartment building?

MAYOR STEVE ALOOKEE: (Translation) I would not vote for that favour but the housing association tried to find out what kind of houses the Inuit would want. There are some handicapped people and also some widowers that would require to stay in one building.

I am not indicating that there should be an apartment building but that the Housing Corporation should consider an apartment building when they are building houses in the communities. And apartments should also be considered as single units.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Mayor. I just want to indicate to you that Mr. Pudluk who is a co-chairman and from Resolute is here now as well. So, we now have all six of us here.

Are there any further questions of the Mayor. Mr. Arlooktoo.

MR. ARLOOKTOO: (Translation) Thank you. I just want to go back to -- in Spence Bay, there are some unemployed people and I am wondering how much do the hunters and trappers pay for rent. Do they pay the minimum or the maximum for the houses they rent?

MAYOR STEVE ALOOKEE: (Translation) Only the hunters and trappers? I do not really know. I think the housing association would know. I never see the rents that they pay but it is recognizable that they are paying the rents. Even with their family allowance. Seems like they shouldn't be using their family allowances because it should be used for food. They follow how much the employees make and they use the rates for that. The people who are employed sometimes have different wages and sometimes it is quite a burden to some of the unemployed people. But when the employed people pay their rents they don't have as much concern. The employed people always raise the rents every year and at the same time they have to pay for groceries. Is that understandable now?

CHAIRMAN (Mr. McCallum): Again, thank you very much for your presentation, Mr. Mayor. We appreciate you giving it to us in writing too. Are there other people who would like to come and speak to us about housing?

MR. ASHEVAK: (Translation) My name is Ashevak. I am going to say briefly my own concerns. Since you are here, I want you to hear our concerns.

The houses that are sent up here and being built for the Inuit, there are many problems up here in the North. Even though we are supposed to conserve energy it is hard sometimes. The wind is always blowing right through the houses and the furnaces go on all the time. I would prefer to have better chimneys for the porches. The houses have been improved quite a bit but the roof gets loose during the wintertime when it is windy. And sometimes some of the tiling on the roof starts to come off. Our climate is very harsh and cold. Sometimes the porches freeze from it being so cold.

I want this to be considered and with regard to the rents. I would think you must be tired of hearing about the rent scales. The employed people, full time employees, I think their rents are getting too high now. There is one full time employee in one house and he has to keep maintaining the house even with a lot of people in the house. Sometimes they have to go out hunting and buy some gas at the same time. And if there is one full time employee in a house, I think this has to be considered now especially being so far north. I do not want to say much more but I want this to be understood. Thank you.

CHAIRMAN (Mr. McCallum): Any questions of Ashevak? Michael.

MR. ANGOTTITAUURUQ: (Translation) I want to ask you a question with respect to the houses that get too cold and with no porches and some of them that the roofing comes off. The other communities -- I think it would be better if they could have a say to the Housing Corporation with respect to the houses.

MR. ASHEVAK: (Translation) I think it would be best about what I had said if it is heard by the committee Members.

CHAIRMAN (Mr. McCallum): Anybody else? Thank you. We will pay attention to what you tell us and we try to have something done.

MR. ASHEVAK: (Translation) Please don't forget.

CHAIRMAN (Mr. McCallum): No, we won't. We will write it down and it is in the tapes.

MAYOR STEVE ALOOKEE: (Translation) I just want to add something to what the other person mentioned.

MAYOR STEVE ALOOKEE: (Translation) It is noticeable that the houses move from their pads in the wintertime and when springtime comes around it gets watery and the houses from the outside looks perfect to everybody else but the flooring right into the corners have frost in them because the wind goes right through the houses. The newer houses look nice but in the wintertime when the wind starts coming through you have to use more fuel to keep it warm. The housing association uses more money in order to keep the buildings warm.

CHAIRMAN (Mr. McCallum): Thank you.

MR. JOHN MANNILAQ: (Translation) In the community of Spence Bay I am the chairman of the health committee. There is some people who get sick easy, so for this it is a little dangerous. The houses that are poor, there are some houses that have pipes in them with running water and it is a little bit of a health hazard. Some houses have too many people in them and looking at this from the health committee, it is hazardous to have too many people in one house. The houses that are built are not made for the North. These houses are not northernized enough. The rent scales go higher and some full time employees have to pay for their rents, knowing that the money they make and following all the inflation in the NWT, therefore I know this quite well personally.

I would also like to say on the other hand the elders and people, I would like them to be cared for more by the other occupants in the house. I also think about the widows, therefore the rents that were mentioned before. If there is one person in the building who is a full time employee, even if he wants to pay for other things, their wages are never increased and the groceries they have to buy are quite expensive. When they quit their jobs they still have to keep paying, that is what I experienced before myself. Also when we are not working and we are assisted by social services which I really appreciate. Also the rehab buildings, the gyprock is very fragile and it gets broken by the children and I would like to improve that situation.

CHAIRMAN (Mr. McCallum): Are there any questions of John? Any comments? Your concern John, with the health conditions in the poorly built houses, is there in winter a lot sicknesses because of the draft in the housing?

MR. JOHN MANNILAQ: (Translation) I never heard of the exact cause, but there is a handicapped person here and during the winter when it is windy, perhaps the design of house is hazardous for the handicapped mostly.

CHAIRMAN (Mr. McCallum): Thank you very much John. Even though you may think that we have heard all the stories about housing, we still want to hear what you have to say about housing, even though we have heard it in other communities. We still want to hear from you people. We do not get bored with it. David.

MR. DAVID TUCKTOO: (Translation) I am the chairman of the housing association and also the deputy mayor for the hamlet council. John indicated earlier that the interior of the houses, the gyprock, is broken easily. I guess the fire people wanted the gyprock because of fire safety, but the Inuit break the gyprock easy. But I guess we will have to listen to the fire safety people. There are some health hazards in buildings. You know that if you do not take care of your house, it creates health hazards.

There is no holes in the water tanks, so we cannot wash the interiors of the water tanks. For that reason we have health hazards on these tanks. We are seeing better tanks now, but in the past some of the buildings still have the tanks that cannot be washed. Also somebody indicated about rent scales.

A committee Member asked how some of the hunters pay for the rent. The unemployed pay the least of the rent scale. The lowest rent per month is \$32, however the employed have a higher rent. We do not want to see the rent raised but we have to follow the Housing Corporation policy to set up the rent scale for the people who are employed, which is very high. The rent scale should not be raised for five years. We would like to see this happening, however the rent has to be increased because of the fuel and electrical bills, for that reason we have to raise the rent. Some of the doors are right beside furnace and if there is a fire in the house, the people in the bedroom would not be able to get out. We feel that there should be a door right beside the bedroom because if the furnace caught fire, the people would have a door to go out of. The shifting of the houses is caused by the heavy material in one side of the building, such as the furnace and water tank. I do not have too much further. Thank you.

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

MR. PUDLUK: (Translation) As you indicated earlier, and I would like to get clarification that the housing association has to follow the policies of the Housing Corporation. Are you referring to one policies or different policies? Would you like to take more control of some of the policies that the Housing Corporation gives to you. Would you like to be more involved in the designs of the houses?

MR. DAVID TUCKTOO: (Translation) I think that we should have the control over the rent scale system. The housing association tries to set up the rent scale system but we have a policy that was given to us from the Housing Corporation which is mandatory and the policy states that any person who gets a raise the rent should also be raised. If we had more control over some of these policies it would be a lot better than having people from Yellowknife looking after some of these things that we can control ourselves.

MR. PUDLUK: (Translation) You indicated earlier about the shifting of houses. How would you like to see things in the future. You indicated that some of the heavier things are on one side of the building. The people have concerns on padding too, in different communities. Do you think it is because the pads were built when it started to freeze. How would you like to see the pads built?

MR. DAVID TUCKTOO: (Translation) As I indicated earlier about the shifting of the building when the pads are made during the fall. Those are the buildings that are shifted a lot. If in the future they would build the pads when the ground is not frozen, like in the springtime, that would be better. The houses that are secure on the ground are not shifting as much. The foundation should be right down to the permafrost. Once they build these pads too, they should also put wood around the pads so they do not start to scatter.

CHAIRMAN (Mr. McCallum): Are there other questions? Mr. Ballantyne.

MR. BALLANTYNE: When was the last time there were new houses built in Spence Bay?

MR. DAVID TUCKTOO: (Translation) Last time they made new houses was in 1977 or near 1980.

MR. BALLANTYNE: We have heard in many communities that the housing associations do not have enough power. We have also heard the suggestion that it may be better if the housing association was under the hamlet council and then the hamlet council dealt with the Housing Corporation. Do you think that would help if the hamlet council got more involved in housing?

MR. DAVID TUCKTOO: (Translation) In Spence Bay the hamlet council by-laws and policies, even if they are controlled by Yellowknife, if the policies were made locally it would be much better by the Spence Bay people, I think it would be a lot better if they hamlet council had control over this.

CHAIRMAN (Mr. McCallum): What is the average rent paid by people? What is the greatest amount of rent that anybody pays in town?

MR. DAVID TUCKTOO: (Translation) Mr. Chairman, they are all different, they follow the employees wages. I don't think I can answer this, our secretary is in here we will ask her.

CHAIRMAN (Mr. McCallum): Mary, I do not want to know the name of the person, I would just like to know the amount.

MRS. MARY NEEVEACHEAK: (Translation) The most is \$518.

CHAIRMAN (Mr. McCallum): Could you give me an idea of the average or normal rent.

MRS. MARY NEEVEACHEAK: (Translation) About \$296.

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

MR. BALLANTYNE: I just want to ask David. I understand the Spence Bay Housing Association belongs to the Kitikmeot Housing Federation, is that correct?

MR. DAVID TUCKTOO: (Translation) Yes, we are with the Kitimeot Housing Federation too.

MR. BALLANTYNE: When is the last time the housing federation had a meeting?

MR. DAVID TUCKTOO: (Translation) Last year they had one in May.

MR. BALLANTYNE: Do you think the housing federation is good and would you like to have more meetings of the housing federation?

MR. DAVID TUCKTOO: (Translation) The housing federation for the Central Arctic, they meet once a year, sometimes twice a year. I would prefer if they would meet more often.

MR. BALLANTYNE: Right now the Housing Corporation decides which communities get new housing. Do you think it would be better if the communities, at the housing federation meetings, decided among themselves which communities in the regions get new houses?

MR. DAVID TUCKTOO: (Translation) I can't really answer this question. We have been requesting new houses for a long time. We heard that the Baffin Region had to get new houses first and when they finally reach the Central Arctic, we can never get the houses we request. When you are waiting for a long time and when the population increases, some houses always have too many people in one house. The housing federation and the Housing Corporation, it would be a lot better if they made the houses earlier.

MR. BALLANTYNE: If you look at the different communities in your region. Right now the Housing Corporation in Yellowknife decides which communities get houses. Do you think the federation should have more power to decide which communities get houses?

MR. DAVID TUCKTOO: (Translation) The people in the Yellowknife Housing Corporation, I do not think they know, they hardly ever come up North to visit. The federation has more knowledge of the communities around them and if they take control of the allotment of the houses, I think it would be a lot faster for each community.

CHAIRMAN (Mr. McCallum): David, do you have many people waiting to get housing. Does the association have a list of people who want housing?

MR. DAVID TUCKTOO: (Translation) Yes, we have a list, a long list.

CHAIRMAN (Mr. McCallum): If you were to build a house yourself, what kind of house would you build?

MR. DAVID TUCKTOO: (Translation) If I made my own house, I would make more doors and the living room and kitchen would be separated because most of the houses have the living room and the kitchen all in one area and that is not very -- most of the whites that have houses, the houses are not built like that.

CHAIRMAN (Mr. McCallum): I was going to say if you built a house of snow in the winter, what would you do in the summer?

MR. DAVID TUCKTOO: (Translation) During the summertime it is always too cold.

MR. BALLANTYNE: I see you have 14 northern rental houses. The Housing Corporation has a policy that people can buy northern rental houses. Is anybody interested to buy one of these in Spence Bay.

MR. DAVID TUCKTOO: (Translation) I cannot answer this.

MR. BALLANTYNE: Do the people know that the Housing Corporation will sell these northern rentals?

MR. DAVID TUCKTOO: (Translation) I have heard about this through the radio that you could buy them. Mike, do you want to buy a northern rental in Spence Bay?

MR. BALLANTYNE: Actually it is a nice community and I just might want to.

MR. DAVID TUCKTOO: (Translation) I will show you the oldest building of these northern rentals.

---Laughter

CHAIRMAN (Mr. McCallum): Thank you David.

MR. JOHN TUCKTOO: (Translation) I am vice chairman for the housing association and I am also employed by the hamlet council. I am working at this time but I would like to voice my concerns to you because I know there is some problems with housing here in Spence Bay. In the past when they were building houses, we used to be very happy because they were building houses, but there are problems. We were happy to get the matchboxes and we never thought any problems would arise. Even though we have seen some of the white peoples houses are well built, the RCMP and the Hudson's Bay house. They are the best houses.

We Inuit are beginning to realize that the houses given to us because the houses are too small and you can see right through some of the bedrooms. The living rooms are very high and some bedrooms are very large. Our house has a large bedroom and the living room cannot hold too many people. I will not try to reiterate some of the concerns that were already brought up. We try to solve some of these concerns but the Housing Corporation do not listen to us. We try to channel things through the housing federation and in return the Housing Corporation does nothing. The concerns that we brought up to these meetings, we have never seen any results.

I have worked very hard through the federation to solve some of these problems but with no results. The housing federation meetings can be cancelled by the Housing Corporation. Because when we had a meeting in Gjoa Haven we planned to meet regularly once a year but the Housing Corporation told us that they have to approve any of the meetings -- but the federation people were in favour of creating more meetings. Some of the things were already brought up by the other people.

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

MR. BALLANTYNE: I wonder, at a federation meeting, what do you talk about?

MR. JOHN TUCKTOO: (Translation) Any matters on buildings, houses, or any problems that the tenants see in their house. We try to solve these through our meetings. The housing association give us these agenda items to pass on to the federation, which they got from the communities. We try to solve community level problems.

MR. BALLANTYNE: Do you have resolutions coming out of the federation meetings?

MR. JOHN TUCKTOO: (Translation) Yes the motions and the resolutions are made. When we are in favour of a good program, we have to go through resolutions to get approval from all the committee members.

CHAIRMAN (Mr. McCallum): Mr. Pudluk.

MR. PUDLUK: (Translation) When you have your meetings, is there a person from the Housing Corporation attending your meetings?

MR. JOHN TUCKTOO: (Translation) Yes the housing district manager attends these federation meetings. Another thing I forget to mention is pads. You probably heard it in every community but right now they are making pads where the foundation is right down to the permafrost. I think that will be the answer to some of our problems to the shifting of houses.

CHAIRMAN (Mr. McCallum): There are eight new houses going up here. What is your opinion of the pads there?

MR. JOHN TUCKTOO: (Translation) They start from the permafrost, so I feel that they will be better than the ones that were perviously made.

CHAIRMAN (Mr. McCallum): So maybe somebody is learning.

MR. JOHN TUCKTOO: (Translation) It is about time they started learning because this concern about pads has been brought up many times in the past.

CHAIRMAN (Mr. McCallum): Does anybody have any further questions of John? Thank you very much, John, for your comments.

MR. JOHN TUCKTOO: (Translation) Thank you. I will be leaving the building now.

CHAIRMAN (Mr. McCallum): Thank you for coming. David.

MR. DAVID TUCKTOO: I forgot some of the concerns that I was going to bring up to you. I am sorry that I have to come back down and sit here again.

The problem we see here too is about rehabs. These rehabs are being renovated during the wintertime and this creates problems for us because there is a shortage of housing and there are a lot of people who have to move into other houses which creates overcrowdedness when they are building the houses. We feel that it would be better if they start the rehabs in the springtime when the sun starts to warm up. Because during that time you can have a tent and some of the hunters start to travel to camps during that time. We have brought up this concern to the federation but nothing has come out of that resolution that we made. We would like you to investigate this matter and pass this message on to the Housing Corporation that we feel they should wait to do these rehabs in the springtime and get the materials in the summer.

This would not create so many problems. People have to wait for a long time and have to stay with other families even though they want to move back to their houses. I do not think that this is problem in only our community but in other communities too.

CHAIRMAN (Mr. McCallum): Do you have a place to store materials? If the materials came in during the summer and they were stored over the winter so that they could be worked on in the spring, do you have a storage space to store the materials?

MR. DAVID TUCKTOO: (Translation) These parts come in large boxes and sometimes these storage boxes are left here during wintertime. We feel those storage boxes are ideal for those materials to be kept during the winter.

CHAIRMAN (Mr. McCallum): Yes, okay. But that is what you are saying is you get it in on the sealift, keep them over the winter and then work on them in the spring.

MR. DAVID TUCKTOO: (Translation) Yes, that is what I said. It would create less problems for the people who have to sleep with other families when they are renovating their house.

CHAIRMAN (Mr. McCallum): Would you say the same thing about building the new houses? Is this a good time in Spence Bay to build the new houses? Or should they wait until spring?

MR. DAVID TUCKTOO: (Translation) We do not have as many problems with the new houses because there are no tenants during that time. The problem is with renovations and rehabs because that is when the people have to find another place to stay.

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

MR. BALLANTYNE: David, I see you have three maintenance men. Is that enough to maintain the houses properly?

MR. DAVID TUCKTOO: (Translation) I don't really know about this situation. We feel at the present time that there should be four employees because there are more houses being built. These people are very good employees but sometimes they have a heavy workload and it is very clear that we will definitely have to have an additional employee in the near future.

MR. BALLANTYNE: Another question about that. Right now, is your budget for the housing association large enough to maintain the houses properly?

MR. DAVID TUCKTOO: (Translation) The budget that is set for us cannot be amended so it is hard for us sometimes even though we need more money than that.

MR. BALLANTYNE: Okay, just one more question and it is to do with the rental scale. Do you think it is fair for somebody that is in a house that is in very poor condition has to pay the same rent as somebody in a better house. Do you think that is fair?

MR. DAVID TUCKTOO: (Translation) Looking at it, it is not. Since the electricity and fuel has to be paid for and with respect to that if there is broken -- the house cannot break by themselves it is done by the tenants themselves. So it is quite a problem sometimes for the tenants to pay for the damage they make because they have to pay for electricity and fuel and get water at the same time. So it is not fair.

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

MR. PUDLUK: (Translation) Thank you, Mr. Chairman. I just want to ask you about the renovations they make and the new houses that they make, who are the tenderers that make these houses? Are they contracted out to local people?

MR. DAVID TUCKTOO: (Translation) Right now, we have white people to come in that are construction workers and a few local people are hired but there are more white people that make these houses.

MR. PUDLUK: (Translation) Do you think there are skilled construction workers in Spence Bay?

MR. DAVID TUCKTOO: (Translation) We know of some people that are eligible to go on contract for these houses. Mr. Chairman, ever since the white people arrived even though there are some local people that are able to do construction, the white people always come here to do the contracts on the houses.

Mr. Chairman, the house that I am living in right now, I was one of the people that was locally hired and there are a lot of houses -- probably over 18 houses that I was a foreman for building these houses.

CHAIRMAN (Mr. McCallum): Any further questions? Thank you very much then, David.

A SPEAKER (Male): (Translation) I would like to add something about the shifting of the houses. In some houses since there is always occupants, the flooring always cracks and is warped is where people always walk. The ceilings sometimes come off since they are not made well. That is why I mentioned that earlier. Before you leave, I would like you to see the floorings so it will be known by the Housing Corporation. I want you to see them personally.

MR. PETER ETOOLOOK: (Translation) I would like to say something. I have a very small house and there is five of us including my children. There is hardly any room in my house and the furnace is right beside the bedroom and that is quite dangerous. The furnace is very loud sometimes and it gets too hot sometimes and when it shuts off it gets too cold and starts getting smokey.

It would be nice if you could go see these houses before you leave. That way you will know personally. Even some of my children have to sleep on chairs and they have to go to school -- but there is never any room in the house. I am not the only one with this problem. Thank you for letting me speak.

CHAIRMAN (Mr. McCallum): Thank you, Peter. Any questions of Peter? Mr. Arlooktoo.

MR. ARLOOKTOO: (Translation) Thank you, Mr. Chairman. How big is your house and how many bedrooms does it have?

MR. PETER ETOOLOOK: (Translation) It has three bedrooms.

MR. ARLOOKTOO: (Translation) How many bedrooms would you prefer?

MR. PETER ETOOLOOK: (Translation) It would be better if it had four or five bedrooms.

CHAIRMAN (Mr. McCallum): Thank you. Any other questions of Peter? Thank you very much, Peter. You have asked us to get around and take a look at it. We will go around and take a look at some of the homes before we leave today.

MR. DAVID TUCKTOO: (Translation) I would like to say something briefly. My name is David. What you have heard about the concerns that were raised, that is the way it is. I am one of the councillors with the housing association.

Having too many children in one house is hard to control them because there is not enough room in the house. When you do not have a spouse it is very difficult to control the family members. The main concern that I have is that the houses are too small. That is all I have to bring up to you.

CHAIRMAN (Mr. McCallum): Thank you, David. Questions?

MR. STEVE AKKAK: (Translation) I want to say something briefly. My name is Steve Akkak. I am one of the directors with the housing association.

I would like to say something about the problems we have in Spence Bay. Even when we hear about the complaints -- they always complain about the furnaces being too noisy. The problems we have in the North are the houses. The rent scales are too high. The houses are cold. The houses they build are not suitable for the North. They only have one window facing out. I think the houses should be made for the North if they are going to build them up here. In that case, the problems that we have is that the rent scale is too high and some of us do not understand the white culture.

For those reasons it seems that we are starting to be against the Housing Corporation. We are glad to be building homes -- in other communities in the Kitikmeot Region and also in other regions, they all say that the rent scales are too high. I have heard from other communities that they are not happy with the rent scale. It is too high and that is one thing I do not like. Even for employees it is very difficult to pay the rent and some of them that are not employed it is even more difficult. Inflation has hit the market too on food and equipment and it gets very difficult to purchase these items because of the high rent costs.

Also when we have a problem with the furnaces, they wait about a year and then they start fixing them. The furnaces in the white people's houses are always checked every year or fixed every year. Only after we request over and over they finally start fixing our furnaces. For that reason we are not happy with that situation where they do not voluntarily check or maintain every year. I do not have any further comments to make but when I remember something I will speak again.

CHAIRMAN (Mr. McCallum): I have two questions of you, Steve. How much rent do you think you should pay?

MR. STEVE AKKAK: (Translation) I am only paying my rent through social services. But even people who are employed do not pay their rent. We have concerns for those people who do not pay their rent. We have sympathy for them because they do not have jobs but they still have to pay rent.

CHAIRMAN (Mr. McCallum): How much should the rent be?

MR. STEVE AKKAK: (Translation) I pay \$32 a month.

MR. ARLOOKTOO: (Translation) He is trying to ask how much would be suitable for you to pay per month? How much do you feel would be suitable for rent for the unemployed and you personally to pay?

MR. STEVE AKKAK: (Translation) They are paying \$32 a month. If I do have any money, I personally feel \$32 a month is suitable but the problems arises when you have to start paying for other things for you to consume and other equipment.

CHAIRMAN (Mr. McCallum): Is there anybody who works for the housing association who can do oil burner mechanics? Do you have a maintenance man to look after the furnaces?

MR. STEVE AKKAK: (Translation) Yes, there is some people who can fix the furnaces but you have to request to get your furnace fixed and that is the only time you furnace will get checked. So, I would prefer that there be money available to maintain the furnaces because the maintenance people have a lot of work to do.

CHAIRMAN (Mr. McCallum): Are there other people in the community who have taken an oil burner mechanics course?

MR. STEVE AKKAK: (Translation) There is no other people in the community who are qualified to work on those furnaces. But it would be preferable if there is money available then we can hire people to check our furnaces at least once a year. Because the only time they come and check our furnaces is when we have problems and that could be hazardous too.

CHAIRMAN (Mr. McCallum): Are there any further questions from the committee? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. It is not really a question to Steve. You mentioned the rent scale being too high and others have mentioned that too and we certainly have heard that in just about every community we have went to, that the rent scale is not fair.

I think we have always heard that in generalities and I think maybe we should for the sake of the record put some specifics into it. If I live in Yellowknife and earn \$1000 a month, and pay my 25 per cent. I would pay \$250 a month for rent for my public housing unit. If I earn the same money living in Coppermine, which is my home, I also pay \$250 and if I live in Spence Bay, I still pay \$250 a month, which is 25 per cent.

The big difference is that, when I live in Yellowknife, the \$750 I have left over will buy me an awful lot of groceries. It will buy me quite a bit, but not that much in Coppermine and it will buy a hell of a lot less in Spence Bay. Just as an example. Mike made the big mistake and discovery to go and buy himself a quart of milk in the store in Spence Bay today. It was \$6.95. I pay \$3.30 for that in Coppermine and in Yellowknife I pay just over a dollar somewhere. I guess basically that is what is being talked about when we talk about the rental scale being unfair. That when you assess the same percentage on the same wage, it is the left over that you have to live on and that just isn't enough. There is not enough left over in the communities with the extremely high freight rates and the extremely high costs. I thought I would just put some specific figures on the record, Mr. Chairman.

CHAIRMAN (Mr. McCallum): Thank you. Are there other comments or questions of Steve? Thank you very much, Steve.

MR. TOOLEEATUK: (Translation) I have a question. My name is Tooleeatuk from Spence Bay. I have a lot of concerns because I have been here for a long time. Maybe you will not understand what I am saying but I have been paying for rent. Concerning my children, I know my children would like to go out hunting and I end up paying for what they want even though I do not want to miss paying the rent. But I have to because I have to support my family.

I am glad that they have a nice house to -- and the windows and doors are starting to be broken by the children and I would not want to pay for the damages or for the rent. I never used to pay before since I am an elder. I used to live in an igloo in the wintertime and in the summertime we would live in tents, since I am a real Inuk and that is my culture. If they would make houses with no wind going through them, it would be a lot better. And I can use seal blubber as heat and now there are too many things that I have these days so I always worry.

And the nurses look at dogs as a health hazard. Spence Bay people -- even when you are trying to raise some dogs. I used to have my own dogteam by myself and the people who get sick, my spouse who gets sick because of the dogs, so I have a lot of things on my mind. These are the concerns that I have. If you have any questions, I will add some more because I have a lot of things on my mind. These are the things I wanted to raise and should be considered by the committee.

CHAIRMAN (Mr. McCallum): Are there questions to ask? I have a question and that deals with senior citizens such as yourself, sir. In other communities, senior citizens are helped out with their rent. Do you get some assistance here because you are a senior citizen?

MR. TOOLEEATUK: (translation) I am a pensioner but I have to keep buying things for my children even though I have to pay for the rent. Having to pay for the rent is a problem because we have to look after the skidoos, outboards. Everything is high priced these days. Even when you have to buy groceries you have to keep waiting so it is a burden on the pensioner's checks. Our children always tend to want to eat store bought foods instead of the country foods and that is part of my concern. That is the reason I do not want to pay for my rent anymore because I have too many things to pay for.

I want to teach my children about the dogs. How to raise them but at the same time -- because I know how to look after a dogteam and it would be better for the children to learn their own culture first since the dogs can really help the people's lifestyles. When I pass away, I want my children to know about living out on the land with the dogs. And that is what I had in mind and it is quite a burden for me.

The windows are all broken and when we get blizzards in the wintertime and it gets very windy -- even though they have one maintenance man they have to wait for the materials to come in. So it gets really cold. I want people from out of town, other than Spence Bay people to see my house.

CHAIRMAN (Mr. McCallum): Any questions or comments? Thank you very much. Anything else?

A SPEAKER (Male): (Translation) I will add some more. I have been living out in the outpost camps and I am asking now if you could assist us. Since being a real Inuk I could use seal blubber for my heating.

I want to find out if there is any assistance program to have an outpost camp. The only problem for me to go out to an outpost camp is that my wife and family are usually ill. In the past, I used to travel by dogteam but the only problem that I would see in creating an outpost camp is the health of my wife and children.

CHAIRMAN (Mr. McCallum): I think you could get some advice on outpost camps from other government departments. I think it comes under renewable resources. We are not dealing with that department as such but there are outpost camp policies of the government.

A SPEAKER (Male): (Translation) I forgot to say this before and it is with respect to the housing. The furnaces have a chimney going out through the roof and they have problems in this area in the North. I want these to be put into consideration. During the wintertime, the sewage system -- the hole that is coming from the toilet, the draft system which goes outside -- I would like you to consider that. Because when they are covered with snow it brings in a bad smell into the house. The design of the air system for the toilet. Thank you.

CHAIRMAN (Mr. McCallum): Thank you.

A SPEAKER (Male): (Translation) I am just going to say something briefly. Your grandfather is speaking now. I have not lived here that long. I arrived here when I was an elder and now I am an old man. I am also one of the tenants here. I used to have my own house and I made it personally but then it wasn't mine anymore after that.

Right now, I am one of the tenants of the housing association. Every winter the flooring comes off and the walls -- even if you shut off all the lights in the living room area, there is always light. Right now, it is okay but every winter the flooring shifts. If you will go see the building I am in now, you will see it is perfectly made but every winter it always falls. I am glad to be a tenant of that building but that is the problem we have. This is what I wanted to say.

Before the white people came north, I was told to come to Spence Bay. Somebody mentioned that there was no seals here, so I didn't want to come here. Only after the Hudson's Bay and the RCMP came, then I finally came here. Before the government moved here only the RCMP and Hudson's Bay were in town. This is all that I have to say.

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

A SPEAKER (Female): (Translation) My name is Mary. I am going to make a brief comment even though I have lots to say. I have tried very hard to move out to an outpost camp in the past but right now I can hardly do anything so I do not have very much concern. We used to have problems with our igloos too because we had to maintain the snow houses in the past too. Also we had to clean the snow houses but now we have a shelter and we would like to have a good shelter. The only problem we see in the house right now is lack of windows. It is a lot more convenient now because we have maintenance but in the past we used to -- I can live on store bought foods. Even though I would like to go back to the old times, I can't. Thank you.

A SPEAKER (Male): (Translation) My wife and I are elders in this community and we are very thankful that we have homes because the homes that we have now are a lot better and warmer than what we used to have. We are very happy that we have homes, even though they are very expensive. When the wind is blowing there is a lot of snow that comes inside the house and we have to turn up our furnaces a lot. The porch too, is small. Some of the porches do not even have doors. There is no further concerns that I have on my house except that it is very expensive and I feel that there can be improvements made. Thank you, that is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you.

A SPEAKER (Female): (Translation) In the past when we were receiving houses, we were never thinking of receiving a house, but when the houses arrived the Inuit started moving into them and they are more buildings being built. For those reasons we are thankful that we have homes or shelters here. We appreciate the fact that they built houses. We are staying in warm houses, but the only problem that I would like to stress is that the interior of some of the houses leak during the spring time. Also there are two doors and one of them usually freezes up during the winter because of frost. We appreciate the fact that we have a home or a shelter to stay in. Also the people pay different rents. Following this scale are the employed and the unemployed. The people try and pay for their rent but it is very difficult to pay the rent when you live in the North. It would be a lot better if the houses were properly built to meet the uniqueness of the North. I have seen some white peoples houses down south which are a lot better than what we have here. The houses might be more available here in the North but the problem that they have is that they have a lot of draft coming through the cracks.

You came here and as you indicated earlier you are the special committee on housing but the only problem too is that the Housing Corporation hardly visits the communities and I would like to hear from you on whether you are going to have a meeting with the Housing Corporation to bring up the concerns that you have heard.

MR. PUDLUK: (Translation) I have been an MLA since 1975 representing my constituent. We have been trying to deal with housing for a long time and we tried to make recommendations to the Housing Corporation but they don't seem to listen to us. During our winter meeting I made a motion to create a committee which would hear the concerns of the people. We know that we would have to get your concerns in order to have more power to face the Housing Corporation. All your concerns are being recorded right now and they will be transcribed. During our fall meeting we will be making an interim report in Yellowknife. We will not face the Housing Corporation directly but when the MLAs have their meeting they will make some recommendations to the Housing Corporation and then in return the Housing Corporation will have to listen to us. So all the comments that we are hearing we will be passing them on to the Housing Corporation to improve the houses for the tenants.

A SPEAKER (Female): (Translation) Well, if that is the case, I would like to thank you very much. Also in the North there is a shortage of housing or some of the houses have not been rehabed or do not have running water and flush toilets. Especially the elders, they have a hard time taking their honeybucket outside, so we would like to see more plumbing done for the elders.

CHAIRMAN (Mr. McCallum): Thank you.

MS MARY NEEVEACHEAK: (Translation) I am the secretary manager for the housing association. First of all I would like to say with respect to the rental scales. Since they are always fixed by the Housing Corporation and we have to follow their rental scales. Since there is always problems when you do not have control over the rent scales with respect to the houses. When there is some over crowding in a house it gets too messy too soon. We are never approved when we request for more houses. It would be much better if they built duplex houses with more bedrooms cause the houses that they build now are too small for the people.

People prefer the newer houses with better water tanks rather than the older homes. The sewage tank is outside and it gets very difficult. The buildings come here in the spring and are then built in the summer. We would rather see them built the following year because it is too expensive to send freight by plane and the freight by plane is always too high. That is all I have to say.

CHAIRMAN (Mr. McCallum): Mary, can I ask you one question. How much rent do you collect roughly in one month?

MS MARY NEEVEACHEAK: (Translation) Over 8000 a month.

CHAIRMAN (Mr. McCallum): And there are 93 units that you have.

MS MARY NEEVEACHEAK: Nonety-five.

CHAIRMAN (Mr. McCallum): Okay, 95. That only averages out to about \$90.00 a month. Do you have much of a backlog in rent?

MS MARY NEEVEACHEAK: (Translation): Yes, there is quite a few people that have arrears.

CHAIRMAN (Mr. McCallum): What is the percentage of rent that you collect? Do you collect 60 per cent of what you should be?

MS MARY NEEVEACHEAK: About 50 per cent.

CHAIRMAN (Mr. McCallum): Any further questions?

MR. RED PEDERSEN: How many new houses are being built this year?

MS MARY NEEVEACHEAK: (Translation) There are seven. One has already arrived.

MR. RED PEDERSEN: Is that three bedroom houses?

MS MARY NEEVEACHEAK: (Translation) Yes, they all have three bedrooms.

CHAIRMAN (Mr. McCallum): Thank you very much, Mary.

MS MARY NEEVEACHEAK: Thank you.

MR. JAMES EETOOLOOK (Translation): Firstly, I would like to thank the members that arrived today. I have two things to say. The houses that are being sent to the North with respect to -- we are not against anyone else since we are from the North. It seems like we are treated like dogs from the Housing Corporation and the territorial government. The white people housing are a lot better built than the houses that are being built for the Inuit. I think that the houses that are built for the Inuit should be built the same way that houses are built for the white people. Looking at the future and looking at the houses it is a little shakey if they are going to treat us like that. I think we have to be treated better by the southern people since we are from the North and live up here. In the future we have to look at better houses being built for the northerners. In the springtime the houses start dripping here in Spence Bay. The houses that we are occupying now should be better made. In the future maybe it would be better if we had some control on how the houses are being built.

When you are employed it seems like they always raise the rent scale in a very short period of time. I think the Housing Corporation should really look good into this matter. Even some full time employees, it seems that the only thing that they are paying for is the rent. The Housing Corporation people should come up North once or twice a year and look at the rental scales. We are not against the Housing Corporation nor are we against the territorial government, but they have to understand better of the northerners themselves. That is all I have to say.

CHAIRMAN (Mr. McCallum): Thank you very much, James. You are saying that the Government houses are better, right?

MR. JAMES EETOOLOOK: (Translation) Yes.

CHAIRMAN (Mr. McCallum): Are there any questions for James? Well thank you very much, James. I guess what I would like to say to you now is, I know that we are losing a lot of people, we want to go around and take a look at some of the houses if we can get someone to come with us. The only other thing is that when we do that we have to pack up our equipment and we will do that while the rest of us are going around. We are supposed to be in Pelly Bay for a meeting tonight. I don't want to cut anybody out from saying anything but we will be on a tight schedule if we remain any longer here. I think it would do us well to go around and look at some of the houses as Peter suggested and get our equipment out to the airport as well. I don't want to stop anyone from saying anything but I just want you to know that we are going to have to leave as much as we would be reluctant too. Go ahead sir.

MR. JONAS SAITUQ: (Translation) I am going to talk briefly. Since you have arrived in our community we are very glad that you came. I just want to say thank you that there is government and white people with the government. We are being assisted by the government people and have been assisted by them for a long time. The reason we are here today is because of government employees. If there were no white people we would be very poor. I want to thank the government.

that you were able to come and I want to encourage the Housing Corporation to come every year or every other year. I also want to add, I used to be from Cape Dorset before but I live up here now because we are all the same, we are all human beings. Even though you are white people we are all from the Earth, like plants. I would also like to say -- I am not scolding, I just want to voice, I am not angry or anything I am just happy to voice my concerns.

We have been given houses by the government to live in and if there was no government we would have no houses. Since the government came up here we have been kept warm and we are all brothers and sisters. I am not scolding, every time I have something to say I let my voice out as if I was scolding but I just want to say what I have to say. I want to thank you very much. Here in Spence Bay it would be better if the houses were built in the spring and summer because when they build them in the fall they are not properly built. I live in a three bedroom house now I want to live in a four bedroom house because all my grandchildren are growing up now. I used to be \$1000 in arrears but now they wrote it off. We try and pay for the rent, sometimes very large amounts and sometimes small amounts. I used to pay \$32 a month when I was getting social assistance. Right now when I am not on social assistance I have to pay the increased rent. With this increased rent it is very hard to buy hunting equipment and food from the store.

On behalf of the people of Spence Bay we would like to thank you for arriving here and giving us a chance to speak. Prior to closing the meeting, I would like to see a prayer done to thank you for arriving. Even though I might sound angry I am just so very glad that you are here. I would like to stop at this time and thank you again.

CHAIRMAN (Mr. McCallum): Thank you. Again, I just want to indicate to you that we are going to have to close down the meeting because we have to get our equipment together and get out to the airport because we have to go to Pelly Bay for a meeting tonight. I know it is rather short to come into a community and be here for a very short period of time but that is what we have had to do on different occasions. We have come in to try and at least listen to what people have to say and then go to another community because we take a week at a time in travelling and some times we have been away for two weeks. This afternoon, I think we have had a very good meeting we have certainly heard from a lot of people on their concerns. So I know it may be offending somebody who may want to speak on it but I am afraid we are going to have to close the meeting at this time in order for us to do that.

I don't want to offend anybody but the reality of the time means that we have to go to another community. That does not mean that we don't appreciate hearing from you but if we are going to go around and look at some homes we are going to have to do it very quickly and then get out to our airplane. So, if I may simply say on behalf of the committee, three kabloona and three Inuit. We are all members of the legislature and we appreciate the opportunity to come to spence and here you. I want to thank the mayor and the housing association people and all the people that came up and told us what they felt about housing. I want to thank them very much for inviting us and allowing us to come here and speak with you. I hope that we will be able to address some of the concerns that you have raised with us quickly and we would hope that there would be changes in the kinds of houses that are being built, as James said. We will be able to have the corporation change their way. We are going to ask them to look at the rental scale and we are going to try to do something for the elders as well with the corporation. Having been here and seeing that people require more housing we are going to have to do something about that as well. Everybody has the right to a good home no matter where they are in the North and that is what we are going to try to do as a committee.

So on behalf of all the Members of the committee, I would like to thank you very much again and hope that we will be able, when we report that we will be able to address your questions. So thank you very much for being here and thank you very much for having us. So good-bye. Mr. Mayor, the man with the last word.

MAYOR STEVE ALOOKEE: (Translation) I would like to thank you too. We have been expecting this kind of hearing here in the NWT and this is the first time we have seen it. We are fully supporting your responsibility because we know it is going to be very difficult work and we know that you will be making some recommendations and we wish to thank you for it. The power that you will have will be the power that you picked up from the communities because those concerns are given to you to give you more power to make the necessary changes. I think you will have to work together in order to change anything that is directly affecting the people in the North. The last person who spoke indicated that there should be a prayer done to close this meeting to help you run your responsibility forward. So lets say a brief prayer.

Please help these people to give them the right direction and please give them the wisdom to complete their responsibility. Lord, please also help your families while they are away and give them joy and let them see joy in the future. We are glad that we are not just playing games with these meetings and please hold their hands when they travel to the communities. Lord, I would like to thank you that you have given us a chance to voice our concerns to them. Amen.

CHAIRMAN (Mr. McCallum): Thank you very kindly, we appreciate that very much.

---ADJOURNMENT

SPECIAL COMMITTEE ON HOUSING
PELLY BAY, SEPTEMBER 19, 1984

(Due to technical difficulties, tapes from this meeting were unable to be transcribed)

SPECIAL COMMITTEE ON HOUSING

GJOA HAVEN, SEPTEMBER 20, 1984

CHAIRMAN (Mr. McCallum): Ladies and gentlemen, I would like to welcome you here to a meeting of the Legislative Assembly's Special Committee on Housing. Perhaps the best way of starting this meeting is to indicate to you who we are and why we are here and what we hope to do while we are here, indicate to you where we have been and what we plan to do.

As I said we are a committee of the Legislature. Here in town there are six Members, four of whom are here now. My name is Arnold McCallum, I am a Member of the Legislative Assembly representing Slave River and I live in Fort Smith. Mr. Red Pedersen, who is the MLA for Kitikmeot West, and lives in Coppermine; Mr. Mike Ballantyne, MLA for Yellowknife North; we also have Michael Angottitauruq, your MLA for Kitikmeot East; also in town and we expect they will be here is Mr. Ludy Pudluk, who is a co-chairman of the committee, MLA for the High Arctic and he lives in Resolute Bay; also Mr. Joe Arlooktoo who is a MLA for Baffin South and he lives in Lake Harbour. They have just arrived now. There are other Members on the committee.

We have been travelling around the NWT in the High Arctic; in the Baffin; over to the West; as far North as Holman, Sachs, Tuktoyaktuk, Aklavik and Inuvik; in The Valley, Fort Norman, Fort Franklin; in Yellowknife; and south of the Great Slave Lake, Hay River, Fort Smith and Fort Resolution. We are having meetings such as this to hear what people want to say about their concerns with housing. We are not with the Housing Corporation, we do not represent the corporation. We do not represent the government as such, because the government is made up of eight Ministers who work out of Yellowknife. We are Members of the Legislature formed to look into the problems associated with housing, the areas of the supply or number of houses that come into the Territories, how they are built and who gets the houses.

The committee was formed because Mr. Pudluk made a motion in the Legislature to form a committee to look into the problems. We have to make a report to the Legislature in November of this year to tell the other Members of the Legislature to tell them what people, such as yourself, have said to us and tell the government how they can improve some things in housing. We have to go back and talk to them again in March of next year.

We have visited since the spring of this year, approximately 34 communities. We still have to go to the Keewatin and we will be visiting such communities as Repulse Bay, Eskimo Point, Rankin Inlet and Whale Cove. Once we have finished visiting these communities we will sit down and write a report. Hopefully then we will get something done about housing.

In communities where we have met with people, we ask people to come forward and speak to us. We have instantaneous translation with Japatee and Erica, so you can speak in your own language. If when you come up to speak, please give us your name so the transcribers know who is speaking. We record everything that has been said. We have to put it on tape.

You will have questions to ask us on housing. We do not have all the answers, if any. We may very well want to ask questions of you when you speak to us. I hope we will be hearing from you. I want to apologize to you the people of Gjoa Haven for being so late in getting here. I hope that those of you who want to speak to us will do so at this time. The final thing I want to say is that I would like to ask your MLA Michael Angottitauruq if he would like to say a few words to you. Michael.

MR. ANGOTTITAUROUQ: (Translation) Thank you, Mr. Chairman. The purpose of this meeting has already been said by the chairman. Everything has been said but I would like to stress to everyone that this is the only time the committee will be here, they will not come again. There are different problems in housing and some are similar to other communities. I want you to feel free to speak up because the concerns you express will help us to make changes. I want everyone to speak, whether you are a woman or a man. Please feel free to speak. We apologize for being late. Thank you for coming out.

CHAIRMAN (Mr. McCallum): Thank you, Michael. Would any other Members of the committee like to speak? No. Any presentations from the floor? Perhaps if the mayor, Mr. Peter Okpiik is here and the chairman of the housing association, Mr. Ralph Porter, maybe they would like to start it off.

MAYOR PETER OKPIIK: (Translation) I am the mayor of Gjoa Haven. I don't have much to say but I would like to say something briefly. I want to ask a question about housing. The government staff houses are too scarce up here and it is one of the problems we have. Even though they have to work up here and the other government employees, like teachers, sometimes they have problems with not enough staff housing. Those staff houses are not caught up with the staff houses in Spence Bay and Gjoa Haven. Sometimes they are always behind even though they request the staff houses. We heard that there was going to be somebody from Economic Development here but they never came. The developments up here are not always up-to-date. They are not caught up with the population of Gjoa Haven. That is the first thing I wanted to mention. Thank you for the opportunity you gave me to speak to you.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Mayor. Does anybody want to lead off the questions? Mr. Arlooktoo.

MR. ARLOOKTOO: (Translation) Since there is not enough staff housing for the government employees, the Inuit government employees are renting from the housing association. How many are doing that?

MAYOR PETER OKPIIK: (Translation) I haven't really looked into this. I can't really say how many there are, maybe the chairman would know the answer.

CHAIRMAN (Mr. McCallum): Maybe when Mr. Porter comes up you can ask the question of him. Mr. Mayor, how many government staff people have you been promised that have not come to Gjoa because there are no houses?

MAYOR PETER OKPIIK: (Translation) They have been really requesting for the staff houses. I can only answer that there are supposed to be houses coming for the RCMP but they will be using the staff houses as soon as the RCMP arrives here, there is a problem arising with this matter.

CHAIRMAN (Mr. McCallum): I understand that the population of the community now is over 600.

MAYOR PETER OKPIIK: (Translation) Yes there are over 600 now.

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

MR. BALLANTYNE: In many communities that we have visited the housing associations have said they do not have enough power. It has been suggested that it might be better if the housing association was responsible to the hamlet council and the hamlet council deal with the Housing Corporation. Do you think there is an advantage of having the hamlet council getting more involved with housing?

MAYOR PETER OKPIIK: (Translation) I am sorry I can't really answer this. That is the first time I have heard about this. Personally I feel that the housing association and hamlet council should work together, it would be much better. I have been mayor for quite awhile. If we start controlling the housing I think it would be a burden for us, but I feel the councillors and the organizations, if they work together they would progress much better with our responsibilities.

CHAIRMAN (Mr. McCallum): Thank you very much, Mr. Mayor. Mr. Porter.

MR. RALPH PORTER: (Translation) Somebody asked regarding the government employees that are staying in the public houses. There are about 15 people staying in the public houses, from the government employees. There is not enough housing, the government staff people, I think it would be best to have government staff houses for them. That is always the reason for the government

employees, not having enough staff houses for them. When they have to work up here there is not enough houses for them, even though when we want the division of the Economic Development to move up here and the government themselves would have to make staff houses available for the employees. You have to follow the population of the community and you have to keep in mind the government employees who do not have enough staff housing. That is one problem we have up here.

There is quite a few people in here who would like to say something concerning housing. So I want to encourage the people to say something to the panel since we are all from the North and we would like the natives voice to be heard by the government people. We all know the problems and concerns we have with respect to housing. When they first started it wasn't like that before, we have to have a strong voice.

MR. BALLANTYNE: Right now, how many people are looking for housing? Do you have a waiting list?

MR. RALPH PORTER: (Translation) There is a lot of people on the waiting list, probably about 20 who would want to move into public housing. Even though they want to rent a house of their own they have to stay with families.

MR. BALLANTYNE: When was the last time any new housing was built in Gjoa Haven?

MR. RALPH PORTER: (Translation) Last year 10 houses were built. 1981 was the last time.

MR. BALLANTYNE: Was it a southern or local contractor who built the houses?

MR. RALPH PORTER: (Translation) They are all southern contractors who are buiding the houses. In the past they used to contract the co-op to build the houses but recently they are just getting southern contractors.

MR. BALLANTYNE: If any new houses are built in Gjoa Haven would the co-op or the hamlet council or the housing association like to bid on those houses and employ local people?

MR. RALPH PORTER: (Translation) Yes, it would be possible to build the houses because there are experienced workers in the community because they have been doing some building here. So definitely the Inuit, if they are given the chance to bid on contracts would be more than willing to do that.

CHAIRMAN (Mr. McCallum): Mr. Pudluk.

MR. PUDLUK: (Translation) Thank you. We regret that we have different dialects, as long as you speak in Greenland, I understand you.

---Laughter

The houses that are being built, some of the materials are arriving in the wintertime or falltime, would it be better if they started building in the winter or would it be better in the springtime, due to the fact that some of the padding starts to shift after a winter? How do you build your houses, as soon as they arrive in the fall or do you wait for the spring?

MR. RALPH PORTER: (Translation) The ship comes here in September which is late. I personally feel that they should build the houses in the spring because it is warmer out and it is quite difficult to build houses when it is cold. So they should wait until it is warm.

CHAIRMAN (Mr. McCallum): Any further questions of Mr. Porter? Could you tell me about the rent charged for housing here?

MR. RALPH PORTER: (Translation) \$388 is the highest rent being paid. But for the unemployed \$32 is the minimum being paid. Some people pay over \$300 a month. There are different houses here, some building have running water and some do not, the rents for these houses are different. If you do not have running water their maximum rent is \$150.

CHAIRMAN (Mr. McCallum): This question relates more to what Mr. Ballantyne was saying. There is a new community building going up in town. How many local people are working on that building?

MR. RALPH PORTER: (Translation) At the present time there is 10. They are going to increase that number in the near future.

CHAIRMAN (Mr. McCallum): And these people have enough knowledge to help build houses?

MR. RALPH PORTER: (Translation) Yes ever since they started building in the early days, they have been working on buildings. Even before the white people came here we built our own houses but the older people that were white were the electricians and the plumbers.

CHAIRMAN (Mr. McCallum): In the housing association, how many maintenance people do you have?

MR. RALPH PORTER: (Translation) There are four.

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

MR. BALLANTYNE: When our chairman was asking about people working on the new community hall, Michael and I were over looking at that building and both the mayor and the chairman of the housing association were working on that building and they were kind enough to come over and make a presentation here. We really appreciate that.

I would like to ask about the housing federation. Do you think that the Kitikmeot Housing Federation should be made stronger and that they should meet more often?

MR. RALPH PORTER: (Translation) Yes, any organization likes to have power. It would be more beneficial if the Kitikmeot Housing Federation had more power. We try to have meetings and try to make strong resolutions but it does not make any sense, if you don't have power it does not make any sense to have an organization if they don't have power, because the federations are being elected to have portfolios and anybody who is elected should have power in their organization.

MR. BALLANTYNE: For one example, presently in your region, if the Housing Corporation decides which communities get new housing or which communities get rehabs, would you like to see the housing federation decide which communities get housing in your region?

MR. RALPH PORTER: (Translation) The Kitikmeot Housing Federation tries to deal with this region, so I would definitely like to see your comment become active.

MR. BALLANTYNE: Your association, we have heard that associations want more power. Can you give me some examples of the sort of power you would like. What would you like to do that you cannot do now?

MR. RALPH PORTER: (Translation) I have never heard about his matter during our meetings. Maybe this is known by the other directors. We mentioned before that the housing federation of the Central Arctic, they hardly ever come to the communities because they have too many other responsibilities. I think we discussed before in our meetings that the Housing Corporation should have a representative in Gjoa Haven.

CHAIRMAN (Mr. McCallum): Anything further? Ludy.

MR. PUDLUK: (Translation) The Housing Corporation are based in Cambridge Bay. I would like to know how many times they come here and when they do, do they meet with the housing association here?

MR. RALPH PORTER: (Translation) I just joined the housing association in the springtime. I am not too sure how many times they come to Gjoa Haven in one year.

CHAIRMAN (Mr. McCallum): Thank you, Mr. Porter. You can say something later if you wish also.

MR. EDDIE ANGOTTITAUROUQ: I am married to one of the Porters here in Gjoa Haven. I have been here for about 30 years, off and on. First of all I would like to ask the chairman how much voice you have with either the federal or territorial government?

CHAIRMAN (Mr. McCallum): I guess that is a fair enough question to ask us. We are Members of the Legislature, we have to approve the budgets otherwise the government cannot spend money.

MR. EDDIE ANGOTTITAUROU: This is what I want to hear. So if I may put my comments to the floor, like I say I am married to someone here for Gjoa Haven. I will do this on behalf of my family and the people who have families here. I understand your motive is adequate housing, I will take my family for example. There are 10 of us in a three bedroom house with no running water and no flush toilet, just a honeybucket. We appreciate the housing association for giving us a house to live in but again our children grow older, it is something like, a family that prays together stays together, so therefore I would recommend if you could put it in your budget that we need bigger houses. I would like to see five and six bedroom houses because there are families and their sons families, I am sure Michael, Ludy and Joe know about family togetherness. Therefore I would like you to recommend bigger houses. Down south your families grow too, but you have more opportunities.

CHAIRMAN (Mr. McCallum): I appreciate the comments that you make. That is what we are finding out in the communities, in some communities they want smaller houses because the families do not stay together they want places of their own. Here we recognize that they are different, they do stay together, extended families, and people stay together and therefore they require larger homes. Those are the kinds of comments we want to hear. I know there are problems with repair and upkeep of houses but what we are really looking for is the kind of housing -- the suggestions that you make -- that you need in the communities. It must be very difficult to live in a home with such a large family and have such a small place. When we make our report that is what we will try to do.

MR. EDDIE ANGOTTITAUROU: Again you say, you want information from the people of the NWT toward adequate housing, well this is what it is. If the government is going to supply a three or four bedroom house for a single teacher for three or four years at a time, sometimes. Why not do it for the families of the NWT, for the Inuit, who lived and were brought up here.

CHAIRMAN (Mr. McCallum): I appreciate those comments and those are the kinds of things that we will be asking of the government so they can direct the Housing Corporation or whoever is going to do it, to provide those things. Those are the kinds of comments we want to hear. Any questions? Mr. Pedersen.

MR. PEDERSEN: No question, but as we travel through communities, we find some are growing and some are going down in population, we know Gjoa Haven is definitely growing we all know that, everybody tells us they are short of housing, some are obviously more short than others. So for the sake of the committee and the record, I thought Pelly Bay and Spence Bay told us yesterday that they need more houses and they need them badly, the average number of people, when you divide the number of houses into the number of people, you have four people per house in Pelly and Spence and in Coppermine, where I come from, we have a little over five, in Gjoa Haven you have seven. So obviously you are much more crowded in your houses here than they are in some of the other places. These figures and comments that you and others will be making, everything is recorded and transcribed, so nothing is forgotten, and it will be put together and recommendations come out of it.

You were asking before what power we have. We are 10 Members of the committee, for us to do anything we have to convince the Legislature of the NWT. As the chairman said, that is one power that we do have, is to decide how money is spent. If we decide that there should be more money spent on housing, we may have to take that money from somewhere else. There will be some people criticizing, but with 10 people on the committee, we do not have to convince very many more. There are only 24 Members of the Legislative Assembly, we almost have a majority.

MR. EDDIE ANGOTTITAUROU: My point was not how many Members you have on your committee, my point I was trying to get at, you needed information on adequate housing, this is what I have, this is my proposal, not how many people you have on your committee. Again if you are going to find ways of providing adequate housing, furnish them, like the staff houses for the employees of the government, maybe then the payments on your rent would be updated all the time, rather than back. I think if we had houses like that, I am pretty sure people would keep up their rent.

CHAIRMAN (Mr. McCallum): Anything further? Thank you very much for your comments Eddie.

A SPEAKER (Female): (Translation) I don't have too many to say but when you voice your concerns it is very difficult when no action is being taken. First of all I would like to say, even though you try to work with the government, the only problem is that the government employees have better benefits than the person employed by himself. Also the present houses that we have are old and

very drafty, personally my house, I will use it for an example. During the winter when it gets cold the furnace turns on every 10 minutes. Also our children start to get sick a lot faster because of the cold. When you try and pay for the house, it gets very difficult to pay the rent because the house is not adequate. That is the main problem, when you ask for a house, it is very difficult to get into a house, it is very difficult for an Inuit person to get into these staff houses, it seems like you are set aside. That is my main concern. The bedrooms in these houses are very small, they are 8 x 10. It is very difficult to have children in such a small place.

CHAIRMAN (Mr. McCallum): Any questions of the witness? If you are hired by the government locally, are you eligible for government staff housing?

A SPEAKER (Female): It is not up to me to say, it is up to the field service clerk.

CHAIRMAN (Mr. McCallum): Okay. I have the answer from Colin. If you are hired to work for the government, locally, you are eligible for government staff housing. Any other questions?

MRS. MIRIAM AGLUKKAQ: (Translation) I am from Spence Bay but I have moved to Gjoa Haven. The concern I would like to bring across to you is that the houses of the Inuit, we and other people know, that the structure of the house seems good when you look at them from the outside but there is usually a lot of draft and it seems like sometimes the furnace is not even working. I have visited the new houses and even though the people who are building these should be Inuit and they would be building a lot better buildings than have been built. We know there is conversations going between two groups and they usually refer about their house.

We know about the main problems because we are the people living in these public houses. We feel that the Inuit should be the ones who are building the new houses because it gets very difficult because these people coming in to build these houses know for a fact that it is not going to be their own house, they don't care how it is made. They are painted just with water, they are even painted now so that you cannot wash the paint off with just plain water, it is difficult for the tenant to try and keep the place clean. We who live in the North use a lot of fuel, but if they are properly insulated through the doors and windows, we would probably be using a lot less fuel because even some of the windows and doors start to frost up.

I know there are probably some experienced people here too but they probably won't voice their opinions but I would prefer that they do speak to the panel. These are my personal opinions and concerns that I have. When they started to build the houses they used to be a lot better, they used to be warmer. Now they build these good looking houses but the building itself is not as adequate as they used to make them and they are a lot more drafty. If possible I would like these concerns to be heard.

Also the new houses, the houses that were made before these last ones, they are dripping a lot of water and for that reason the roof starts to fall down. We always want to find out ahead of time when they are going to build new houses. If you can understand me I would like to make further comments about the new, recent houses. The siding is starting to come off in the new houses. We, the housing association, we try to request things but it is very difficult for our requests to be realized and supplied because we know that there is a Housing Corporation here in the Kitikmeot Region, we would like a representative in the community because the field workers do not come to our community that often and the population of Gjoa Haven is probably the largest in the Kitikmeot Region. We feel that it would be better to have a Housing Corporation employee around here to actually see the activity here in the community.

Those are the concerns that I have voiced. If you have understood me -- the houses start to shift around here because we have a lot of sand, that might be the cause of that. Also the padding for the houses are very hard and for that reason they start to deteriorate. We feel that the paddings and the foundations should be made out of steel or the foundations should be lowered because the houses are raised too high and it is hazardous for the children. Those are the main concerns. You don't hear those comments now but we hear them in the community. I probably won't understand even if somebody from the panel says something because some of the panel do not understand what I am talking about. I don't have anything further, so I would like to thank you.

CHAIRMAN (Mr. McCallum): If you could just stay there, there will probably be some questions of you and certainly with the translation, we do understand what you are saying. I would like to ask, are there houses in town that have steel pilings?

MRS. MIRIAM AGLUKKAQ: (Translation) No, none that are used by Inuit.

CHAIRMAN (Mr. McCallum): So what you are saying Miriam, is that rather than build a pad and put wood on it, that you would like to drive steel pilings into the ground, not have the house too high up because it is dangerous going underneath, and this way when it goes into the ground, the house will not move back and forth. We understand. Any Members want to make comments or ask questions? Michael.

MR. ANGOTTITAUROU: I will speak English. I have one question to Miriam. She mentions that she sees the outside from the inside of a building, I want to ask her what she thinks is the reason, does she think it is the way the house was made, poorly made and constructed?

MRS. MIRIAM AGLUKKAQ: (Translation) When you look at the designs, it seems like it is going to turn out okay, but after they are constructed, there are some women in here do not like the designs. The men do not mind them, but since the women always stay at home -- when you are on the floor you can see through the doorway around the edges and on the bottom.

MR. ANGOTTITAUROU: My real question is, these houses that come in, they are not like the old wooden houses they used to build. When the government came they started building these houses. My question is, do you think that is a poor way of building houses? When you package a building and you just open it from the crate and put it together?

MRS. MIRIAM AGLUKKAQ: (Translation) I don't know how this could be improved. If they were more insulated we feel, also some areas break easy since they are not made of real wood, they are more like paper. The doors break, even if you are careful. If they would make doors with solid wood, it would be appreciated more by everybody.

CHAIRMAN (Mr. McCallum): Could I ask you Miriam to comment on the way the house is layed out inside, the closet space, where the kitchen is, the living room, bedrooms, how do you feel about the design?

MRS. MIRIAM AGLUKKAQ: (Translation) The designs, I am not too sure how other people feel. In Pelly Bay I saw something I did not really like -- where their kitchens are, the ones that were rehabed. I also know that they do not like where the kitchen is put. Maybe there is other people who know more. I do not want to say what I don't know.

The house I moved into, used to be occupied by other tenants. There are a lot of people who have problems, as women we could move to a house which is properly maintained, but when we move to another house that was occupied before and there are damages to the house, you end up getting blamed for the damages. What I just mentioned, has another side to it, when you have to move to other housing, since there is not enough houses, when you have to wait for a new house or for your house to be rehabed, some children have to sleep on the floor or on couches. We know there are a lot of problems when we are all together in one house, especially the young people who are just growing up. Both male and female do not want to share a bedroom when they are growing up.

CHAIRMAN (Mr. McCallum): Does the Housing Corporation tell the association, since you are with the association, when they are going to put the houses in, where they are going to put them in, and the kinds of houses? Does the association know this before the houses come in?

MRS. MIRIAM AGLUKKAQ: (Translation) Since I am a member of the housing association, I have been informed that all their requests are never made into action. Even when we want to help our people, we can't.

CHAIRMAN (Mr. McCallum): Any further comments? Michael.

MR. ANGOTTITAUROU: I think this is my last trip around now in Kitikmeot East and I feel good now because I am at home now. We do not have very many people speaking like you, giving their concern about houses. There are many things that a tenant can have problems with on houses. You mentioned about moving into a house that is not properly repaired. Somebody else might think about it but they would not say anything, so while you are speaking I would just like to ask you something so I can get it on record. What you are trying to do is trying to be heard, and this might be the one chance for you to speak of your problems in your house. How do you feel about moving into a house that is not properly repaired because somebody lived in there before you? How do you feel about the rent, paying the full amount? Because if you are working you have to pay according to the scale and even if you are not working you have to pay the maximum. Do you think the rent scale should apply to the maintenance of a house, the way a tenant moves in there first, the first time that a tenant starts using that house?

MRS. MIRIAM AGLUKKAQ: (Translation) I am going to say what I know. I had moved into my house before I had a job. When you are a full time employee, if you are going to move to a house that has some damages in it, it is not preferable at all. I tried moving last year, so I know some of the young people are married now and living in one house and some of them sleep in a porch or on the floor. I have seen this. When I was going to be moved to another building, they were trying to put me in a house with running water and I know they were trying to help me out. The damages that were made before, they mentioned that they would be fixed but I had to be evicted from my house, before I moved my personal things, but there was no more room for my things to be moved. They were just starting to wash the building. My things were not even moved out yet. We cannot live outside in the middle of winter.

We also know that there is quite a burden for people who are moved. Maybe that is why we have problems with the younger people too. You should not be rushed, the house should be maintained first, because even the doors have holes in them. It is not very nice to see the house that way.

CHAIRMAN (Mr. McCallum): Thank you very much Miriam.

MRS. MIRIAM AGLUKKAQ: (Translation) Thank you very much for giving me the opportunity to speak, I know there will be other people speaking and I encourage them.

MRS. MARY TABALOOK: (Translation) I would like to ask a question but I do not understand English. I do not have any problems in Gjoa Haven, I am not trying to be critical because I am being helped, I am assisted in keeping my house warm, there is fuel and heat inside my house even without me paying for it, so I am very glad for those things. Also there is municipal services, even though I cannot do all of these services such as water delivery and sewage pump out. The only problem is that both me and my husband are unemployed, so we have a very hard time trying to pay for the rent. We are having problems paying the rent.

Around 1965 or 1967, around that area, I was asked to move into a house by the nurses and doctors, even though I did not request a house because we had some health problems, such as TB with my children, and we were given this house by the doctors, even though we did not ask for it. Recently now, up until now, I have to start paying for the rent. I do not want to say this but I have to say this. We were given an eviction notice from the housing association and I do not like this at all because after this winter if I have not paid my rent, we were told that we would be evicted. That gives me a very bad feeling and that is a concern that I would like to voice across to you.

CHAIRMAN (Mr. McCallum): Any questions or comments of the witness? You have been told by the local housing association that they have an eviction policy that if one is behind in their rent that they can evict you from your house? Did the association tell you that?

MRS. MARY TABALOOK: (Translation) If I don't pay for the rent, I was told that I was going to be evicted. That is a letter I was given last winter. So every month, especially us unemployed, we try to pay our rent through our social assistance which is the only income we have. We are having a hard time trying to pay for our rent, it is difficult to keep up.

CHAIRMAN (Mr. McCallum): Thank you very much for your comments.

MRS. MARY TABALOOK: (Translation) Yes, I would like to get an answer on whether or not I will be evicted?

CHAIRMAN (Mr. McCallum): Well Mary, don't ask us because we have nothing to do with your housing here in Gjoa Haven, we are not on the housing association. You have to take that problem up with the local housing people. We are not in a position to say that. If you have a problem with the local housing association, you have to ask them. We do not have anything to do with the local housing association.

MRS. MARY TABALOOK: (Translation) I know that is the case. As an Inuk person I would like to ask if there is a policy stating that a person can be evicted from a house? Maybe they do not like me, maybe it is a personal conflict, maybe that is why they are trying to evict me. I think the housing association should come up to me and check with me and talk with me, prior to giving me this notice.

CHAIRMAN (Mr. McCallum): Well again, if you think that is what should occur, what you should be doing is talking to the housing association. I do not know if the housing association has an eviction policy, they very well may have but I do not know and I think you should talk to the local housing association, not with us. Some housing associations have a policy, but I do not think you should be asking us, we do not know.

MR. DONALD KOGVIK: (Translation) I am employed by the housing association. For about 10 years we have been working here in Gjoa Haven. We maintain the local houses and there is a lot of work to upkeep the maintenance. We are four employees but sometimes we cannot keep up. I know we have to direct this to you so you can pass this on to the Housing Corporation. We need additional employees. I want to find out whether money can be made available, to create employment here and ease the workload. There are people who go out to be educated and they come back and there is no work for them. The money should be given to the housing association so that they can have more employees and order more equipment to do our maintenance properly. Due to the lack of funding it is very difficult to hire another employee.

We know the problem the houses have here, there are a lot of drafts that come in through the doors. You can even see the outside from in these new houses because the corners and also the doors, it is very difficult to take them out in the wintertime to maintain them. I do not have much further to add to that. If something comes up in my mind I will come up again.

CHAIRMAN (Mr. McCallum): Thank you Donald. I think that we will want to ask the association and the corporation about the funding whether or not the association has requested more funding for the employees. We appreciate that with the number of houses that are here in the community and in other communities, that you need a number of people. If you have 95 houses in town and only three or four people, that is a lot of houses for one person to look after. If a lot of younger people are getting educated in housing maintenance, taking programs, they should be able to come back and get a job. That would help everybody. We will take that as a good suggestion and see if we can come up with some answers for you.

A SPEAKER (Female): (Translation) The house I am in right now, it is quite drafty and in the wintertime there is always frost on the edges of the house and the windows. I don't really know what to say. Even when they are rehabed, even though we do not like the designs when they are rehabed. I would like to say something about where you wash your clothes. I don't know what else to say, I hardly ever talk.

CHAIRMAN (Mr. McCallum): Thank you, Martha.

MR. PETER AKKIKUNGNAQ: (Translation) I am the chairman of the education committee here. There are some Inuit that are classroom assistants, I know how many Inuit employees there are in the school. Awhile ago you heard that the personnel with the Education that are living in public housing even though they are government employees. The Education employees really need government staff houses. At this time it is recognizable that the government employees should have staff houses. There are four people who cannot get government staff houses because they are living in public housing because there is not enough staff houses. I want this to be known by the Gjoa Haven people. The government employees are not considered by the government staff people in Cambridge Bay.

Also somebody mentioned about the paddings. I am staying in a house with the steel paddings, there is a flat area touching the house on that foundation. For one year they will be okay and then in the following year the padding would lower and they would get drafty when it gets windy outside. The piping is five inches and they are too thin. When you are walking inside the building, the whole building moves. I wonder if the Housing Corporation could consider that they not be less than eight inches.

Also somebody told me to say, right now the houses with the steps, they are too close to the door. This is one of the concerns. There should be a platform before you reach the door. Also there is some women who had problems, the women mentioned that the men don't know the problems, but us men, we observe a lot of what women don't often see. Somebody mentioned this before and we want you to really consider these when you go back to Yellowknife. The government staff houses are too scarce, that is all I have to say.

CHAIRMAN (Mr. McCallum): Peter, you say you are living in house right now that has steel pilings. They are five inches and you would rather see them eight inches. Do you know how far down they have to be driven?

MR. PETER AKKIKUNGNAQ: (Translation) The steel pilings are driven down about 15 feet into the ground. Even though they are set at about 15 feet, the padding down at the bottom is too narrow and that is the reason we do not like them.

CHAIRMAN (Mr. McCallum): And the house still shifts with the frost heave?

MR. PETER AKKIKUNGNAQ: Okay, my son is nine years old, every time he runs in the house, the house moves. If anybody moves in that house with the beam foundation, the whole thing moves. After two years we started to find out that the wind was starting to come in. If the wind is five miles an hour, we would feel the wind coming in the bedrooms. The furnace keeps running and running 24 hours a day if it is about 50 below zero outside.

CHAIRMAN (Mr. McCallum): Do you think that making the pilings eight inches would take the problem away?

MR. PETER AKKIKUNGNAQ: I think it would, those five inch pilings are too narrow and too weak to hold the house steady, to prevent it from moving when somebody is walking inside the house.

CHAIRMAN (Mr. McCallum): You would rather have the pilings than the pad itself?

MR. PETER AKKIKUNGNAQ: I had experience with that too, living on the gravel pads. As you know Gjoa Haven is pretty windy, the wind is about 15 to 20 miles an hour most of the time. If we had a foundation with a block under the house, that does not help, it helps for a year but not after because the sand starts to shift away under the house.

CHAIRMAN (Mr. McCallum): Mr. Pedersen.

MR. PEDERSEN: Peter, on the steel pipes, the pilings, is there any cross bracing on them, from one piling to the next one?

MR. PETER AKKIKUNGNAQ: Yes, the pipe is drilled underneath and you have a beam just before the wood. The beam is three inches or so thick, with a clamp attached to the pipe.

MR. PEDERSEN: In Frobisher Bay, they said they had the same problem and the pile was sitting like this and what they had done was weld two pieces on from the main one, up to the beam, and apparently...

MR. PETER AKKIKUNGNAQ: No, it does not stay like that, there is just one beam attached.

CHAIRMAN (Mr. McCallum): Mr. Pudluk.

MR. PUDLUK: How high is the building from the ground?

MR. PETER AKKIKUNGNAQ: It is between two and one half to three feet high. This is sandy. In the summertime this increases up to another two feet down below before the frost, so it is worse in the springtime, it moves all over the place.

CHAIRMAN (Mr. McCallum): Further questions. Thank you very much Peter.

MR. ANDY PAULONIAK: There is a couple of things I would like to mention because nobody mentioned them. Everytime the houses come here or even before, nobody has a choice as to what houses they would like to get. The houses are all the same design, same colour, same position for the windows, same position where the chimney pipe is, everything is exactly alike. The house I lived in on the other side of the creek, everything was in the same position as the next house. Nobody mentioned the houses, wanting to have a choice in the design, inside and the outside. You can tell what houses came in 1981 and 1982, because they are all the same colour. The houses this year are all the same too. I wonder how people feel about that?

I know they have no choice because they live in a blueprinted lifestyle nowadays. We live in a confiscated lifestyle nowadays. I want to ask this right now. How do we get out of this confiscated lifestyle. Unless we get out of this lifestyle, we will never have a choice as to what type of house we live in or we want for our settlement. I wonder how people feel about not having a choice and living in houses that all look the same.

Another question that I have is concerning the construction of the houses. If the community in some way could work together to try and have the houses inspected locally as it goes along. Because if you have to wait for the inspector after you have put in the vapor barrier it takes a long time and it is pushed back if you did line up the house because you have to wait for somebody to come and inspect the policy that was put there.

I have a great respect for the housing association board and the maintenance man from the housing association. They are qualified enough to inspect those vapor barriers locally. Because as we heard before, Don has said he has been there for 10 years. Those people there, after the houses are finished they have to deal with the houses so therefore they have to know how everything was put in place when the house was constructed.

The other thing I know right now is that we can not pretend to be an electrician and an electrical inspection because I think right now we are not qualified for that but that could be done by one person at one time. I just want to check my list to see if I said everything that I wanted to say. Yes, I said everything. Thank you.

CHAIRMAN (Mr. McCallum): You covered all the pages, Andy?

MR. ANDY PAULONIAK: I feel good now.

CHAIRMAN (Mr. McCallum): That is half the battle isn't it. As long as you get somebody to listen. Maybe again, I could start it off. How do you feel about the look of the houses, you personally? I know you can not speak for other people, but how do you feel about the 1979's are one color, the 1980's are another color and the 1981's are another color. How do you feel about it?

MR. ANDY PAULONIAK: I am sorry, I didn't quite get what you said. There is a lot of echoes.

CHAIRMAN (Mr. McCallum): Okay, I will leave that alone and holler at you, how is that. How do you feel about the houses being all one color. Every year you get a certain number of houses in and they are all the same color. Next year it is a different color. It could be white, could be red, could be green, whatever. What do you think about it?

MR. ANDY PAULONIAK: Personally, I will tell you how I feel. It makes the community look ugly. Because everything looks the same, there is square litre houses here and there and then there is one going up over there that has arms in it. But colors make the community a wonderful place to live in too.

CHAIRMAN (Mr. McCallum): Kind of makes it look like a package of jelly beans, eh?

MR. ANDY PAULONIAK: Right.

CHAIRMAN (Mr. McCallum): What about if you owned your own home. Than you could do whatever you wanted with it.

MR. ANDY PAULONIAK: If I owned a house I would be free of the house, because as I told you before we live in a confiscated lifestyle. Even if I bought a house I would have to tell somebody that I wanted to do this inside of it.

CHAIRMAN (Mr. McCallum): I think that the comment that you made about construction locally, those are the things that I think we would agree with you. Stick built housing I think would be better than prefab coming in. It would give more work. I am not too sure I understand what you mean when you say you live in a confiscated area. If you mean confiscated as being taken away from you in that sense, but regardless we won't get into that here on that. I just wonder how you felt about having your own place and then you could do what you wanted to do within it. That is within the house. I think that this business of home-ownership whether it is here or wherever, is something that we are interested in and obviously we are interested in making sure that local people get the best out of the building and construction of the houses in the local community. Because you use the knowledge that you have but it is also worth a job and people take some pride in it after that.

MR. ANDY PAULONIAK: Yes, the home-ownership is no different from northern rental housing. You still have to do it by the blue print and according to the law.

CHAIRMAN (Mr. McCallum): Well, for a number of reasons that may not be too bad because it would be best to have the proper safety features in it.

MR. ANDY PAULONIAK: Yes, and you feel better that you own the house in the community. At least for five years.

CHAIRMAN (Mr. McCallum): Anybody else have any comments? Questions? Mr. Pedersen.

MR. PEDERSEN: Thank you, Mr. Chairman. I certainly agree with Andy. We have heard it in a number of communities and I have certainly mentioned that everything is the same. It doesn't look good and it is not very nice -- we don't all want to wear the same shirt or I don't think we all want to live in exactly the same house. There has been no input whatsoever into design over the years. When we are lucky enough to get houses we are usually told, hey you lucky guys in Gjoa Haven, you are going to get six new houses this year and the first thing we know what they are going to look like is when they come in. Nobody gets asked before.

A suggestion was made to us and I would like to through that at Andy to see how you feel about it. In the Baffin Region if was suggested to us that the regional housing federation should be involved at the design stage of houses. Form some sort of design committee, perhaps with some representation from the regional housing federation. Also they mentioned some representation from the regional womens organization to make sure that the concerns that were addressed earlier, were met too. Do you think that would solve some of the problems, Andy?

MR. ANDY PAULONIAK: Thank you, Red, but I have nothing else to say right now. Thank you.

CHAIRMAN (Mr. McCallum): Thank you, Andy.

A SPEAKER (Male): (Translation) I do not have too many comments to make but I would like to give my concern. I do not have anything different from the previous speakers but I would like to stress once again that because I am one of the tenants of the housing association rental houses. First of all I would like to touch up on the rent for the tenants. Anytime when we are moving into a used house which was occupied by other people, we still have to pay the same price. Also some of these houses that we move into are different from the original plan and it is not very much fun when you move into a house that is not as good as the one that you were staying in before. I feel that I would not want to pay any rent if I am going to be moved into a house that was occupied before and that would be more convenient for the Inuit. Also I would like to stress that we have all the same houses. In Gjoa Haven we have no choice on getting houses here, they get very drafty and have frost in the washrooms. We have to make ladders and steps to fix up the frost on the pipes that are coming from the toilet. I am probably not the only one that has to do these things in the winter. The doors in the porches shift a lot and I feel that this happens because the porches are too small and the doors get cracks. We feel it would be a lot better if the houses had bigger porches because a lot of the houses have many people living in them. If you have a large family it gets very difficult keep the house clean because there is a lot of sand coming into the rest of house because the porch is not big enough to take your boots off. That is the only problem that I have and I know that I am not the only one who has this problem because we all live in the same type of houses.

CHAIRMAN (Mr. McCallum): Any questions or comments to be made? Thank you very kindly for your comments then. Anything further?

A SPEAKER (Male, same as above): (Translation) I still have one more comment to make. The fuel tank is right beside the washroom and sometime the fuel starts coming into the washroom from outside. This creates problems. It is very difficult to have the smell of fuel inside the house. So I feel it should be put in a proper place. I would like to thank all the people in Gjoa Haven and also the housing association and the workers here. I would like to voice this across to the Housing Corporation because I cannot personally get a chance to talk to the Housing Corporation. This is the last comment that I will make up until now. Thank you.

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

A SPEAKER (Male): (Translation) I would like to make a brief comment. I am chairman of the co-op. I would like to say about two things with respect to the rental scales. Whenever there are people employed they always raise their rent scale. If I would make over a thousand, then they would take off 25 per cent of my wages to pay for the rent. Before the income tax are payed, it seems like it is a little bit too much. So I feel that after the income tax is deducted they should get that 25 per cent off the pay check. That is how I feel for the employed people.

Another question I would like to raise is that when we don't have any jobs we know we have to pay rent which is quite small, which we don't mind. When they start increasing it gets a little bit difficult to pay for the rent. The housing association gives us a notice saying that we will be evicted if we don't pay for the rent. I feel that when they are unemployed and when their rents are being raised, I feel that when they are unemployed the housing association should inform the tenant that they should be able to pay their arrears slowly and not get evicted right away. When we are paying for the rent we can't even fix the design of the interior, your can't readjust the interior of the house. I know that we do not have to ask you the panel but I just want to know.

CHAIRMAN (Mr. McCallum): Thank you. Are there any questions of the witness? Mr. Pedersen.

MR. PEDERSEN: The 25 per cent of gross income, the rental scale, has been brought up, I think it is the most common thing that has been brought up all the way through our trip, the suggestion that the rent should be assessed on some sort of a net income after taxes and perhaps after certain other expenses too, instead of a gross income, is the suggestion that we have been getting in most places. I am sure we will be looking very seriously on that as one of our recommendations to come out in November.

On the eviction notices, someone brought that up, if anybody is going to get an eviction notice, it has to be by the decision of your local housing association. It is not the Housing Corporation that sends it to you, it is the housing association locally. You mentioned that unemployed tenants got rent increases, I don't see when you are unemployed how you can get rent increases, if it is based on your income and you are unemployed and are getting no more income, then your rent should be going down. These decisions are the decisions of the local housing association, you are the guys, yourselves, who elect that housing association, you should be able to go and talk to them. Evictions are not undertaken by somebody far away. Maybe the guys in the Housing Corporation suggest to the housing association that they should do it but the final decision is with your housing association here.

CHAIRMAN (Mr. McCallum): What we have been hearing, as Mr. Pedersen says, is that really if there is more money coming into the house then the rents go up. So why should people go to work? If you want to keep the rents down then do not go to work. I guess what we are trying to look at is the house itself, whether the rent should be charged to the house, regardless of whether a lot of people in the house are working, just one rent, keep it at that. We have been hearing that kind of thing. I don't know whether we are going to be able to do anything to exclude the rent money that the rent that's paid after all the other things are looked after. We may be able to suggest something with the rent scale, but whether it will be the net, that is 25 per cent of what is left over -- that is something different.

I just want to make one comment in terms of paying off the arrears. It is our understanding that in other communities people are allowed to pay off the arrears bit by bit without getting evicted from the house. I guess the final comment. The houses are public houses, if you want to make changes to the house and you move and somebody else comes in to take the house, then they will want to make changes as well. That then becomes expensive. It is more costly to the association and the corporation to provide that money.

I thank you for the comments and suggestions that the rental scales have to be looked at to make them more suitable for people and that we should be talking to the corporation about what one is able to do to make your house a better place to live. Are there any other comments? If not then thank you very much for your comments and suggestions.

A SPEAKER (Male): (Translation) Thank you very much for the opportunity to speak.

CHAIRMAN (Mr. McCallum): We understand what you are saying although there is a little difficulty with the dialects. But we thank you for your comments.

MR. IKEY POOYATAK: (Translation) I don't have much to say but since the Housing Corporation always sends houses to the housing association. I have been employed by the housing association since they started building houses here and I would like to stress some of the problems that I have seen with the houses. The houses that are being occupied by Inuit that are owned by the Housing Corporation, we are beginning to understand the more problems of these houses, the interior parts such as the bathrooms, bedrooms, furnace rooms and water tank rooms. They are so close to each other. Also the kitchen and living room are all one big room and that is difficult. The kitchen and living room should be separated. The houses that are being rented by Inuit some of the doors and the interior of the houses change fast, the shift, especially when you live in the North. Some of the things that are inside of the house should not freeze. I know if these houses were build down South these things would not freeze, but up here it is harsh and cold. There are things on the furnace that get frozen. Also some of the materials on the houses are made of plastic and they freeze and crack easily.

Those are the problems that are being seen right now and I would like you to make changes. I thought we could use you as a channel to make these changes since you are Members of the Legislative Assembly. I have nothing further to add to that.

CHAIRMAN (Mr. McCallum): Thank you Ikey. I think the problems you have talked about are problems that we hear in many places. People like yourself who are working know more of these problems. If we could do only one thing and that would be to tell the government when there are new houses to come in to a community that they should make use of people like you and Donald and others who know how to put the houses together, who know what kind of houses are needed in the communities rather than taking people in from outside. Then we would make use of the experience and knowledge that you have in building them and that might be better than what is being done. People would be more satisfied with the end result.

MR. IKEY POOYATAK: (Translation) I am renting one of the houses that is owned by the Housing Corporation but it is not a staff house. Even though I am a maintenance person the snow still starts to come in through the doors and windows. Even our housing association tried to get things that were more suitable to the North but they cannot.

CHAIRMAN (Mr. McCallum): Thank you.

MRS. ANNIE ARQUIQ: (Translation) Since we are dealing with housing matters, I would like to touch upon housing matters even though I do not really understand too much but I am one of the members of the housing association. Some people are touching upon the problem that we have with dripping in the houses, we feel that the houses that are being built in Gjoa Haven -- we always seem to be the last on their priority list. We would like the houses that drip water to be on the priority list when they are making repairs because we feel that Gjoa Haven is the last on the priority list when they do the maintenance or retrofitting. Some of the houses are not being rehabed, we get no results when we want our houses rehabed.

Sometimes when people are moving to these houses, they are more happy to move into the rehabs because they were living in more worn down buildings. There is a lot of houses that are not being rehabed here in Gjoa Haven. In closing I would like to say something about the fact that when there is new houses being built or when they are rehabing, the southerners always get the contract even though there are people here who have the ability to do the work. We feel the Inuit should get the work. Last year the southern white people who did the rehabs, the rehabs had to be done by the local people because the southerners did not do them. The Inuit have the ability to do it.

CHAIRMAN (Mr. McCallum): Thank you very much, Annie. I would expect with your new MLA and with an awareness by us of the increasing population, that Gjoa Haven will not be on the low end of the priority list anymore. We certainly know now of the need here in Gjoa Haven for new housing and repair work. And certainly with Michael having been around with us to other places and with him being able to put forth those views in the Legislature that I think that Gjoa Haven will be recognized as having a great need for housing. I think you are very fortunate in having an MLA like Michael in the Legislature to bring forth your views. We certainly will have our assistance in doing so.

The last point you talked about is something that we all recognize and people like Mr. Pudluk has been saying that for quite awhile. We will try to make sure that the government starts to use local people in building houses. Any other questions or comments?

A SPEAKER (Female): (Translation) Since we are living in wooden houses, no snow houses anymore, the women are the maintainers of the houses even though we leave the houses once in awhile, most of us stay at home for long periods of time and we have more knowledge of the interior. The house is the same as a baby to us. I am living in a large house, as Peter said, we are living in a steel foundation buildings and during winter a lot of snow starts to come into houses when it is windy here. There are no porches in the buildings and it is difficult to go outside the house when there is snow drifts because there is no covering on the steps. It would be a lot better if there were porches. It is very hard to try to uncover the doorstep during the winter. I even worry that if there was a fire, we would not be able to take the children out because the doorway is covered with snow and you cannot go out.

If possible I would like to see these houses with porches because the frost comes in too because there are no porches. There are a lot of people who are willing to work and have the ability to work. We can even hire these people to make the porches for the houses.

CHAIRMAN (Mr. McCallum): Thank you. It seems to me about three or more years ago there was a program of building porches across the Territories. Did it occur here in Gjoa Haven? I know there was money put out to build porches in places, maybe some were started here and they weren't the right kind. Any other comments? Thank you very much.

A SPEAKER (Female): (Translation) I don't have anything to add to what has already been mentioned. I would like to tell you what I have experienced in my house. There are some people who have overcrowding in their house and others live in big houses even though there are only a few of them. The housing association knows the people and they have to support their people. Our house is a little too small for us even though it is three bedrooms. There are eight of us in the house. Sometimes we babysit children. When there is too many children in a house, the children get ill faster. That is all I have to say.

I would like to say that I have been living in a small house, the houses when they go on fire they are quite dangerous. The windows are too high. When you have too many small children, if they would lower the windows it would be adequate because that is what you would go out through if there was a fire. I know that is not a very good thing to be heard about but it has to be heard. I am concerned about my people too. If the windows were lower and if the padding was a little lower it would be a lot better for everyone.

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

A SPEAKER (Female): (Translation) It is getting tiring to sit for a long time, but I would like to say something briefly. I would like to say something about the problems. Even when you live in a house with a porch, when the north wind comes it gets drafty. When you start complaining to the housing association about the porches and the doors, even though you can fix it yourself, I can fix things myself but when they get drafty around the windows and it gets cold at night and the furnace keeps going out. It never used to do that before but now it is going out and when you wake up in the morning I have to turn the furnace back on again. I always worry about whether or not the furnace will keep going back on again, especially in the wintertime.

I have made complaints to the housing association. Every other day when I wake up in the morning, the furnace is always out and the water tanks are always dripping. That is one thing I have never complained about yet. These are the ones I wanted to tell you about. I have nothing further to add.

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

A SPEAKER (Male): I would like to add something with respect to the steel pilings. I don't want to see those steel pilings here in Gjoa Haven. It is recognizable that they are quite expensive and they do not keep the house sturdy. The last time they made these steel pilings and they only have one beam and they are on gravel, I think it is always best to have one long beam standing on gravel here in Gjoa Haven. There could be up to four beams in one building. The Housing Corporation says it costs too much to build them that way. I have heard they are too expensive for the Housing Corporation. Even though they are expensive, they would be the best for Gjoa Haven. The steel beams are very expensive and also in Gjoa Haven, people can not make money out of that because they have to bring in drills from down south and use it here for awhile and then just take it down again. I would just like to stress that these wooden beams are a lot more sturdy and a lot more economical for the community of Gjoa Haven.

CHAIRMAN (Mr. McCallum): Thank you Mr. Porter. I would like to thank you very much for your comments. I am sorry we were so late coming in, it would have been better if we were in here earlier.

A SPEAKER (Female): My name is Meloney. There is six of us in my house. I have some adopted children. They have no beds and one that I adopted is the only one that has a bed. My husband and myself have a bed and the others just sleep on the floor or the couch. In the middle of the night one of the kids always fall off the couch, they are in the living room. If there was enough room they would get some beds but there is no room at all. The doors are always drafty.

When we are getting older and we are not working, our oldest one does not have a job either, even though he is able to. So we cannot fix these problems in our house. I can never complain to the housing association. The interior of the house is not properly made. When you are getting older, the windows are always drafty. The doorways are broken, but I never complained about them. Only once in a long while I mentioned the problems. You get snow in the windows in some of the bedrooms and you have to keep covering the holes with clothing, in order to keep the draft out. Since they were not fixed, we will have the same problem this winter.

My adopted children, there are four of them, they have no beds. Two of them sleep on the couch and that is a problem we have. Even when you put clothes to plug the holes in the walls, even the doorway gets snow on the floors because the house shifts a lot.

The last one I would like to touch upon is, since we are becoming older we do not have any assistance from other people inside our house, even though we have adopted daughters, we want to be close to our family because my husband has a hard time walking, it is very difficult. We try to get assistance from our children, we would like to get some assistance program. I want to keep my children warm but it is very difficult to work inside the house to make clothing because it gets too cold inside the house.

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

MR. DOMINIQUE TUNGILIK: (Translation) I am vice-chairman of the housing association. I would like to touch upon the same things that were said earlier. Two things, one about foundations. Prior to the arrival of the housing, the padding should be made and the road should be made to where the house is before the building materials are here. It gets difficult to try and go to the building when there are no roads.

Also the other thing is about the furnaces. The new ones are a lot better than before. I would like to see the furnaces away from the living room, which is where they are building them now. I would like a separate room for the furnaces. It is very hard to talk in a few houses in Gjoa Haven because of the loud noise of the furnaces. I would like to see in the future that they be outside the living room. I would like to thank you at this time for giving me a chance to speak. If you have any questions please feel free to ask me.

CHAIRMAN (Mr. McCallum): Well I am not too sure that there are any comments. We appreciate the comments you did make Dominique. I know we have heard this in other places, making sure that the site preparation is done totally, before the houses come in, so that everything is ready for the houses. As far as the location of the furnaces, water and everything else. That is something we are going to try and impress upon the Housing Corporation people, the ones who are deciding how the home is going to be set out, to make sure that they use a little more common sense in laying it out. Because there are problems and sometimes they are a safety hazard. So I thank you very much for your comments.

I said earlier, that you will appreciate that our interpreters are here and they go on for some time and it gets a little difficult. I think we have heard a number of things that are of great concern to you about housing in the community. We have heard also a number of good suggestions about what can be done to make things better. We will take these concerns and put them in our report and try to get things done. I said earlier I am sorry we did not get here earlier in the afternoon but I think we did have a good meeting, we certainly had a large number of people out. We have heard from a great number of people, sometimes the same things, but that is alright too. When we go to the Keewatin we will hear the same things from people in Baker Lake, Repulse Bay or Eskimo Point, that we have heard in other places. But that is alright.

I would like to say to you, how much we appreciate the opportunity to come to Gjoa Haven. Some have not been here before, others, like myself, have been here before, back a few years. It is always nice to come into communities and hear people tell us first hand what they feel about their communities and what they feel about their homes. I want to thank you very kindly for the opportunity to have us in here. We have enjoyed the stay here and we have enjoyed the communication, the talk back and forth.

If I keep going on, it will make the interpreters even more tired, so I will quit as well. Just to say again, on behalf of everybody, thank you very much. To Michael, I am not too sure we will be able to take him back with us, but we have to meet again tomorrow. Anyway he can stay home for awhile. I would like to thank him for coming along with us and for being such a help on the trip. With that I would like to say qujannamik, mashi cho, and whatever else. Mr. Ballantyne, you wanted to add something.

MR. BALLANTYNE: It was a very good meeting and I would like to thank the mayor and the council and the chairman and the board of directors of the housing association for inviting us. I think we learned a lot here today. This committee has been on the road travelling two out of the last four months and we have visited all the constituencies of the MLAs here. We have seen the problems in Joe's constituency, Ludy's, Arnold's, Red's, Michael's, my constituency. There are seventy some communities in the North and everyone of them have very bad problems with housing. So our task is very difficult. We are going to have to find more money to solve the problems, we are going to have to talk to the federal government because the federal government pays more than half the cost of building and running the houses in the North. But I think it has been a good experience for all of us and when ever anyone of us speak in the Legislative Assembly, I think the rest now will understand better the problems in the communities.

I would like to especially to thank Michael. Michael, like myself, is a new MLA. He is a good MLA and he works very hard, he is a good MLA. Now that we have visited his constituency, when he speaks now on your behalf we will understand him a lot better now and give him a lot better support. So thank you for having us, it was a good experience for all of us and we really enjoyed the meeting.

CHAIRMAN (Mr. McCallum): Thank you again for coming.

---Applause

---ADJOURNMENT

