LEGISLATIVE ASSEMBLY OF THE
NORTHWEST TERRITORIES

10<sup>TH</sup> ASSEMBLY, 9<sup>TH</sup> SESSION

TABLED DOCUMENT NO. 81-87(1)
TABLED ON JUNE 15, 1987





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JUN 15 1987

Mr. John H. Parker, Commissioner, Government of the Northwest Territories.

Dear Sir:

I have the honour to present herewith, for the information of the Members of the Legislative Assembly and yourself, the Annual Report of the Northwest Territories Housing Corporation, covering the period April 1st, 1985 to March 31, 1986.

Respectfully submitted,



Michael A. Ballantyne, M.L.A. Minister Responsible for the Northwest Territories Housing Corporation.

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1985-86 was a time of change in the N.W.T. Housing Corporation, largely due to the report of the Special Committee on Housing. Having served as a member of the Special Committee, I was particularly pleased to be chosen in October as the Minister Responsible for the Housing Corporation. The knowledge I acquired working on the Special Committee will be invaluable in both the policy making and practical decisions of the portfolio.

The Final Report of the Special Committee on Housing was presented to the Legislative Assembly in Rankin Inlet in June, 1985. In all, the Committee made 82 specific recommendations ranging in subject from Rental Programs to the Planning and Development of Communities. Basically, the Committee concluded that the Housing Corporation and communities across the N.W.T. must share both the work and the responsibility in order to adequately meet the housing needs of the future. "The recommendations in the Final Report attempt to give direction to make government more responsive to the needs of the people. Overall, it is the view of the Committee that solutions rest not only in making government work. It is also believed that government works best when it allows decision making to be based in the communities as much as possible."

How the Housing Corporation delivers houses is as important as the houses themselves. The Report pointed out that there is a very direct relationship between building houses and building communities. The skills developed by community members in planning, building and managing their own houses will be easily transferable to other areas of community and personal development. A positive response from the Housing Corporation to the recommendations of the Special Committee's Final Report will play an important part not only in the housing of the future, but in the social and economic development of the entire N.W.T.

In response to the Special Committee's Report, a document entitled "A New Era in Housing:



Minister Responsible for the NWT Housing Corporation, Michael Ballantyne.

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Public Housing in Lake Harbour.

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Planning Together for the Future" was tabled at the Oct., 1985 session of the Legislative Assembly by the NWTHC. This publication outlines the action that the GNWT intends to take to ensure the implementation of the Special Committee's recommendations and provides a framework for evaluation.

While the NWTHC was able to act immediately upon a number of the Special Committee's recommendations, others will require a longer time frame. In order to implement these long-term recommendations, we realized that it was necessary to develop a Corporate Plan and Strategy. The purpose of this Corporate Flanning Project is to develop a working plan for the next 3 to 5 years which will give the Corporation, the Government and the residents of the N.W.T. a clear picture of where the Corporation wants to go and how it plans to get there. In keeping with the emphasis on community involvement, a consultation process involving municipalities, Housing Associations and Housing Authorities will be initiated. It is only through such consultation that we will be able to provide a consistently high level of service that responds to the real needs of the community. This project is directed by a steering committee, co-chaired by the Chairman of the Board and the President of the Corporation. The first stage of this three stage project will be completed in June, 1986.

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The Special Committee on Housing in Lac La Martre. ביברעים אי לי החוד אי בירעים אי בירעים אי בירעים אינונים א



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 Over the years, inadequate maintenance programs have been a constant problem for the Housing Corporation. A large infusion of resources, approved by the Executive Council in the fall of 1985, has helped to resolve this. I would like, in particular, to acknowledge former Minister Gordon Wray's contribution and efforts in obtaining these additional finances. This budget increase has allowed the Corporation to begin working with the housing associations/authorities to develop community based maintenance systems.

A comprehensive audit of the Housing Corporation was requested by the Special Committee and by the Public Accounts Committee of the Legislative Assembly. As Minister, I supported the request and we are already working on many of the problems that the auditor will look at. We expect that this report will be a useful management tool.

The Corporation has also recently developed a five-year capital plan which will establish a mechanism to allow increased community involvement in resolving housing issues. Associated with this plan is an allocation process which allows communities to participate in the development of a housing program to meet their incividual needs.

The Board of Directors and its Chairman, Gary Jaeb have played an important role in our new approach to housing in the north and I am extremely grateful for both their advice and support.

The next few years will be challenging ones for the N.W.T. Housing Corporation. Our realization that community involvement is crucial to success has required basic changes in the structure and attitude of the entire Corporation. The recommendations of the Special Committee have laid the groundwork for improvement. It is up to the Housing Corporation and the people of the N.W.T. to provide the energy and commitment needed to put these changes into place.

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Michael A. Ballantyne, Minister Responsible for the N.W.T. Housing Corporation.

### ·CHAIRMAN'S REPORT

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For the Board of Directors, the past year has been one of active involvement in directing change within the Corporation. The recommendations of the Special Committee on Housing have given us a firm basis on which to plan the role of the Housing Corporation in the future. As Chairman of the Board, I have been serving as co-chairman, along with the Corporation President, of the Corporate Planning Project Steering Committee. Made up of the Corporate Planning Project Team, senior management officials and the co-chairman, we have reported to the Board on a regular basis.

With increased emphasis on community involvement in housing, the role of the Board has become even more important in the guidance of the Corporation. Board member Charles Haogak of Sachs Harbour has summed it up very nicely. "The Special Committee on Housing has been a great tool for opening up problems and finding solutions from the people. It will greatly help the Board's work."

The Board has also been concerned with increasing the Corporation's knowledge of local housing issues. Our March Board meeting was held in Inuvik with a side trip to Tuktoyaktuk. This gave the Board a good opportunity to talk with local housing representatives in both communities.

In October of 1985, the Executive Council underwent some changes, and former Minister Gordon Wray moved on to a new portfolio. The new Minister Responsible for the Housing Corporation, Michael A. Ballantyne, has responded very quickly to the recommendations of the Special Committee on Housing. I will briefly outline some of the responses already made during the past fiscal year.

Block funding for the Homeownership Assistance Program is being negotiated in both Hay River and Fort Liard for 1986/87. The Fort Good Hope Housing Society will continue to deliver the program in Fort Good Hope.



Chairman of the NWT Housing Corporation Board of Directors, Gary Jaeb.

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George Grandjambe working on a HAP house in Fort Good Hope.

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The user-pay program for electricity has been fully implemented and the next step will be its evaluation.

All Public Housing is now being built to the R2000 standard. A test program on the effect of separate supply/ship and erect contracts is being monitored in the Keewatin and Kitikmeot. It is hoped that this system of tendering will increase the involvement of both local businesses and labour force.

The comprehensive audit requested by the Executive Council began in March of 1986. Officials from the Auditor General's office interviewed Board members, Corporate senior staff and members of the Special Committee. Field work is planned for the summer.

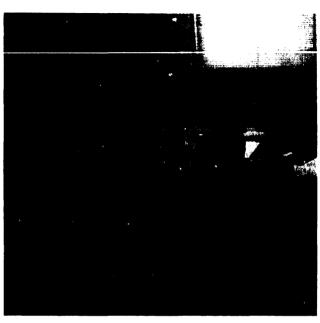
The Homeownership Assistance Program continues to be our most popular program. One hundred and four houses were allocated this year and indications are that even more will be allocated next year. Two hundred and sixteen Public Housing units were constructed, which is also a major increase over the past several years.

Corporation President Victor Irving left in January, 1986, to assume a position with Expo 86. We wish him good luck in his future ventures. The Corporation is presently reviewing applications for the position of President.

The total capital budget for the Corporation in 1985 was \$48,572,000 of which \$19,071,000 (39%) was funded by the Government of the N.W.T. and \$29,501,000 (61%) was funded by Canada Mortgage and Housing.

On the Operations and Maintenance side, the G.N.W.T. contributed \$34,197,000 (61%), CMHC contributed \$20,098,000 (36%), miscellaneous revenues contributed \$2,040,000 (3%) for a total budget of \$56,335,000.

A large budget increase for the Corporation was approved in the fall of 1985 and is already being felt at the community level, since it means that more funding is available to the housing associations and authorities for their use in maintaining houses and administering programs. This increase has greatly aided in the implementation of Special Committee recommendations.



Housing Association meeting in Pond Inlet.

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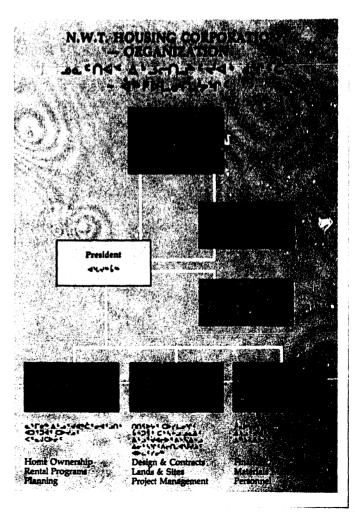
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 The main priority of the Board is to improve conditions in the communities, and the recommendations of the Special Committee are a real step in the right direction. The Board is steadily gaining confidence and optimism that the housing problems of the N.W.T. are indeed soluable. As Phillip Nukapiak, the Board member for Rankin Inlet said recently, "We can't fix all the problems in the N.W.T. overnight, but we are really starting to make a big difference." His sentiment reflects the positive attitude of the entire Board.

Gary Jaeb,
Chairman of the Board.



The Northwest Territories Housing Corporation develops, maintains and manages social housing and other housing programs for the benefit of all residents of the Northwest Territories.

The Northwest Territories Housing Corporation was established as an Agent of the Commissioner under the Northwest Territories Housing Corporation Ordinance in 1972 and commenced its operations on January 1st, 1974. The Corporation reports to the Legislative Assembly of the Northwest Territories through a Minister Responsible for the Housing Corporation.

Policy of the Corporation is created by the twelve member Board of Directors who are appointed by the Executive Member in the Legislative Assembly.

The day-to-day operations of the Corporation are directed by the president, who is also a voting member of the Board.

The goals of the Housing Corporation were adjusted in May, 1983 to reflect its changing mandate:

Overall Objectives

To develop, co-ordinate and direct social housing programs to ensure that an adequate standard of housing is available to residents in need, in the Northwest Territories.

#### Sub-Objectives

- 1. To encourage and facilitate homeownership in the Northwest Territories through the development and delivery of approved programs.
- 2. To maintain and operate the Corporation's facilities as prudent landlords by:

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- actively supporting housing associations/authorities as viable local organizations responsible to the Corporation for the administration and maintenance of housing.
- undertaking the rehabilitation and maintenance of rental housing.
- 3. To become involved in community design by:
  - acquiring, developing and providing land in conjunction with communities for residential housing.
  - providing the planning of site development and the design of new residential housing that satisfy local requirements.
- 4. To develop and maintain programs for the accommodation of senior citizens, single persons, individuals requiring minimal care, trainees and apprentices.
- 5. To develop and maintain a program for the research and construction of experimental housing.

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#### 1985/86

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Deputy Chairman: Tom Owlijoot,

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Members:

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Phillip Nukapiak Rankin Inlet

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Henry Ohokannoak Hot on DHD 6 5 and

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Victor Irving Yellowknife (President)

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Ronald Bonnetrouge, Shirley Gargon and family in front of their Fort Providence HAP

Head Office:

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N.W.T. Housing Corporation, P.O. Box 2100 Yellowknife, N.W.T. X1A 2P6

District Offices:

שאי שי ארפטאי טוובי לנ:

N.W.T. Housing Corporation, P.O. Box 2200, Inuvik, N.W.T. X0E 0T0 (403) 979-7270

N.W.T. Housing Corporation, P.O. Box 27, Rankin Inlet, N.W.T X0C 0G0 (819) 645-2654

N.W.T. Housing Corporation, P.O. Box 90, Cambridge Bay, N.W.T. X0E 0C0 (403) 983-2276

N.W.T. Housing Corporation, P.O. Box 418, Frobisher Bay/Iqaluit, N.W.T. XOA OHO (819) 979-5266

N.W.T. Housing Corporation, P.O. Box 2732. Yellowknife, N.W.T. X1A 2R1 (403) 873-7795



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The Housing Corporation offers programs to the public in two main areas, homeownership and rentals.

#### Homeownership

Rural and Remote (R & R)

The Rural and Remote Program is offered by the N.W.T. Housing Corporation in partnership with Canada Mortgage and Housing Corporation. The program assists lower income families to buy or build a modestly priced home at payments geared to income. Mortgage payments are subsidized so the owners pay a maximum of 25% of income on their house payment. Clients are fully responsible for utilities, maintenance, taxes and insurance.

Homeownership Assistance Program (HAP) The Homeownership Assistance Program provides on a one time only basis, assistance to approved clients to build a home. Clients receive the assistance in the form of a materials package and site work. The cost of the assistance is forgiven over a five year period at 20% of the loan amount. Clients accepted into the program must have the resources to build the unit and assume all operating costs after it is built.

Senior Citizens Home Repair Program (SCHRP)

The Senior Citizens Home Repair Program provides financial assistance to approved applicants who own their own homes for repairs and improvements. Applicants receive assistance in the form of a \$5,000.00 grant that can be used for materials, freight and labour. Applicants must have proof of ownership of the unit; must be 60 years of age or older and must have resided in the N.W.T. at least five years.

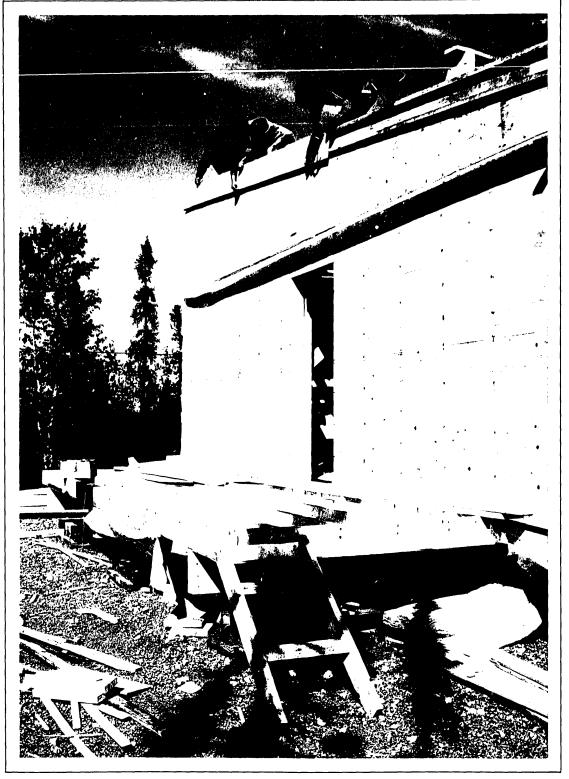
Northern Territorial Rental Purchase Program (NTRPP)

The Northern Territorial Rental Purchase Program provides tenants of Northern Rental units (units built prior to 1975) the opportunity to purchase their unit at a reasonable price.

Willie McNeely's HAP house in Fort Good Hope. Ac L'orc' a \row Δいば >d' J'H>'T. a1 100 11 26 4 4 6

בשלי של הרבשלי של הבי לרבי של הבי של הבי של הבי של הבי של בי של הבי של הבי של הבי של הבי של הבי של הבי של של הבי של הבי של של הבי של של הבי של הבי של ש

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The selling price of the unit is based on the original construction cost, age of the unit, land cost and any improvements made to the unit. A portion of the client's rent is also applied as a credit toward the purchase. The client must be capable of assuming all operating and maintenance costs for the unit and have no rental arrears. The Corporation will assist the client in the purchase by providing a mortgage at a nominal rate.

#### Rental Programs

**Public Housing Program** 

The N.W.T. Housing Corporation constructs public housing under the National Housing Act, in conjunction with Canada Mortgage and Housing Corporation. This program is designed to provide subsidized rental housing to individuals or families of low income. These units include family units, single persons' accommodation and senior citizens' accommodation. The supply of public housing is done either by constructing new houses, leasing units and operating them as public housing or rehabilitating Northern Territorial Rental units to become public housing. The allocation of units to comm inities is based on needs survey data.

On completion of construction, the units are turned over to local Housing Authorities/ Associations to carry out maintenance and operation. Rent assessments in public housing are based on the Corporation's rent to income scale.

Northern Territorial Rental Purchase Program The inventory of Northern Territorial Rental Purchase units is comprised of units built prior to 1975. The objectives of the program are twofold:

 to provide adequate housing for families at rental rates they can afford.

 to promote homeownership for families who can afford the cost of operating their own unit (see Homeownership section).
 Responsibility for these units was transferred from the Federal and Territorial governments to the Housing Corporation in 1974.

The inventory consisted of units:

 built by the Federal Government for Dene and Inuit people (1965-1968)

 built by the Territorial Government for all northern residents (1969-1973)

The units were turned over to the housing associations/authorities to manage and assess rents based on the rent to income scale.

The units in this inventory along with the units in the Public Housing Program comprise the bulk of the Housing Corporation's stock.

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Non-Profit Housing

The Northwest Territories Housing Corporation may assist non-profit housing groups to develop and operate public housing projects by providing them with financing and operating subsidies. Such groups can borrow capital funds from a lending institution to construct public housing projects in areas where need is proven and, under section 56.1 of the National Housing Act, CMHC will ensure the loan and provide interest reduction grants. The interest reduction grant can reduce the interest rate from the lending institution to 2%. Because this assistance may not be sufficient to reduce rents to affordable levels in the N.W.T., CMHC can provide additional assistance through a tripartite agreement where the Housing Corporation matches CMHC contributions.

Such an agreement exists with the Inuit Non-Profit Housing Corporation (INPHC). Units constructed under this agreement are owned by the INPHC and operated by the local Housing Association. Rents are based on the Housing Corporation's standard rental scale.

Low Rental Housing

The Corporation has either owned or leased housing projects in three other projects, constructed in relationship to major centres in the N.W.T. The rents in these projects are fixed

Warehouse Program

With the increase of housing stock and capital improvement work in many communities, appropriate facilities are required to protect materials from loss. These warehouses also provide storage, office and workshop space for Housing Authorities/Associations. This program is funded totally by the Territorial Government.

Roof Retrofit Program

Design deficiencies in some units within the public housing stock lead to problems with snow infiltration and moisture build up in the attics. A retrofit program designed to alleviate these problems was introduced successfully in 1982, and is expected to continue until all units with ventilated attics are repaired. This program is cost shared with CMHC.

Extraordinary Maintenance Program (EOM)
The Extraordinary Maintenance Program is intended to modernize and improve the Corporation's housing stock. Funding in this program is used toward major maintenance projects not normally covered within the regular maintenance funds provided to Housing Associations and Authorities.

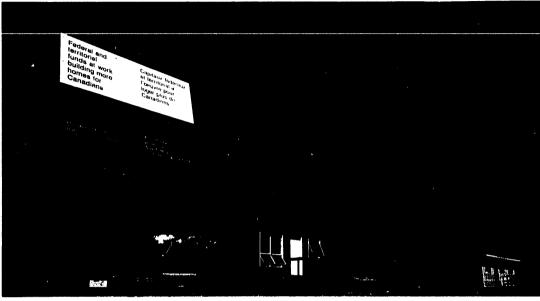


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Fort Resolution.

These projects are cost-shared by CMHC for public housing; EOM projects on Northern Rental Units are funded by the Territorial Government.

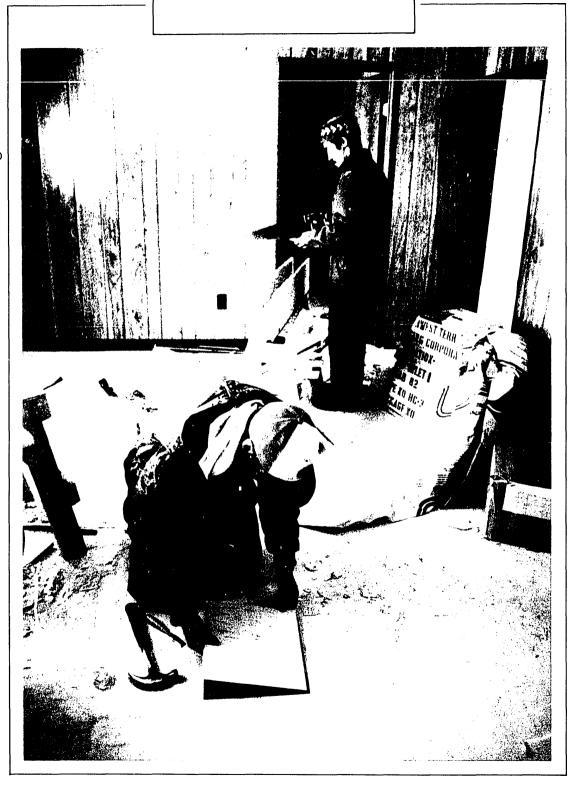
Rehabilitation Program (Rehab)

The rehab program is another cost-shared program designed to upgrade Northern Rental units to provide better protection for the occupants and contents of the house from harsh northern conditions. Another important objective is to reduce the operation and maintenance costs through energy conservation construction practices. The scope of the work is very extensive, and the unit conforms to the most recent codes and standards for residential occupancy once the work is complete.

Housing Association/Authority Capital Equipment Program

This program provides funding for the acquisition of capital equipment in Housing Association/Authority offices and workshops, to promote and facilitate the proper maintenance of the Corporation's rental stock. This program is totally funded by the Territorial Government.

Furnishing of Senior Citizens Accommodation This program allows the Corporation to furnish or replace the furnishings for units within senior citizens homes. This program is totally funded by the Territorial Government.



46. 6. LD. 98. D. YFEL

L'aD4% Δ'54NΓ+D4" ἀ%PDL6" \DVHD-CD'>' ''V' <'- C4Y" 6" \DVHD> 10" Δ'54-NΓ+D4", 'NDAL6 NG' D' ἀ%PDL0" NDDa-Y' '' \ ''ADČUNG' (CD'> 200" 6 CLΔ" 6 ''' 6" 4" L.3 Δ'51 444N) 6 ἀ%PT 4" (CD4" -4" 6" 4" L.3 Δ'51 444N) 6 ά%PT 4" (CD4" -4" 6" 4" L.3 Δ'51 444N) 6 ά%PT 4" (CD4" -4" 6" 4" L.3 Δ'51 444N) 6 ά%PT 4" (CD4" -4" 6" 4" L.3 Δ'51 444N) 6 ά%PT 4" (CD4" -

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Housing rehabilitation in Pond Inlet.

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### BAFFIN MANAGEMENT REPORT

detatched houses.

Once again, the Baffin District had a busy construction season. The Homeownership Assistance Program, in its second season of operation in the region, delivered 14 homes in 6 different communities. Indications are that this number will increase again next year. In addition to the HAP houses, 50 units of Public Housing were also constructed, with the emphasis this year being on 4 bedroom,

A total of 52 Weber units received retrofit roofing. Twenty of these units were completed before the end of the 1985 season, but the rest were delayed due to an early winter season.

Greater emphasis was placed this year on good maintenance of our existing units, and qualified maintenance personnel were hired in each community in order to provide competent training for apprentices as well as to upgrade our buildings.

A workshop was held in Frobisher Bay for all Association Secretary Managers and another was held in Grise Fiord in early 1986.

A new warehouse was allocated for Cape Dorset which provided them with both shop facilities and office space. Pangnirtung also received a warehouse, but unfortunately, it burnt down upon completion. A new shell will be provided in 1986. Clyde River has also been allocated a warehouse for the 1986 season.



#### 1985/86 CAPITAL PROGRAM 1985/86-Г ዻዮጋᅻ೧盀 ′ ∧ҁ೧\_ዻ ′

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Harold Balsillie in his Fort Resolution HAP house.

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#### HAY RIVER MANAGEMENT REPORT

During the 1985/86 fiscal year, homeownership programs were once again the most popular housing programs in the Hay River District. A record number of 28 HAP houses were constructed this year in 10 communities. In addition to this, 4 Public Housing units were constructed in Fort Simpson.

We also renovated and upgraded 27 units under the Senior Citizens Home Repair Program. Twelve of these were allocated to the Hay River Reserve, and for the first time, we block funded the Dene Band for all 12. The Band then obtained additional funding from C.M.H.C. and the Canada Employment Centre. The Band was able to put approximately \$18,000 into each of these senior citizen's homes, and the project was both very successful and well monitored.

During this fiscal year, the Housing Corporation also began negotiations with community groups for block funding of the Homeownership Assistance Program.

The Housing Associations and Authorities continue to grow more independent. In February of 1986, the Fort Resolution Housing Association became a Housing Authority. One of the first functions of the new Housing Authority will be to work on a proposal to construct some single person dwellings. The Minister has committed \$65,000 to the community to construct 4 of these units which will help alleviate Fort Resolution's single person housing problem. These units will be very basic, with no running water and wood heat.

There are still many people in this district who are inadequately housed and small units such as these may provide an answer to our problems.



#### 1985/86 CAPITAL PROGRAM 1985/86-F 4PD+n A-CL49

		Fort Liard	Fort Providence	Fort Resolution	Fort Simpson	Fort Smith	Hay River and Reserve		Kakisa	Nahanni Butte	Trout Lake	Wrigley	Total
		>14-41	>41 >400+	かいいいい	>4: /1/•	<b>&gt;</b> 4' /['	مهر ک <sup>H</sup> ۵۲۵ مهرامه	۲۲ سې به	iř.	VD.	)÷ 149C	<sub>ሆ</sub> ኑ-	PU-7L:
Public Housing Starts	SOURC A PARCE			0	4		С				0	0	4
Rehab and Replace	7,44. <b>የኖ</b> <i>ሌ</i> ، ሙፋ•7 <b>"</b> ርብ، ሀა የচፋ፡ የ፣	С			С	0	С	С	С	С	С		
Retrofit Roofing	ንፈፋፋር ለምሔር ቅርብ፣ ሀኔ ያውፋር ∇፣	0	С	۵	О	С		С		5	С	0	C
НАР	9,Lbg 7,7,4-4,/c	2	4	3	4	3	4	1		1	3	3	28
Rural and Remote	ንምነር ነላበራና ላይ የተመሰር ነላበራና	D		Ω	D	В	3	Е	C	0			3





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 Tuktoyaktuk つりうじゃつゃ

#### INUVIK DISTRICT MANAGEMENT REPORT

The Inuvik District had a fairly busy construction season in 1985/86. A total of 68 Public Housing starts were made in 8 communities. Thirty-three HAP housing starts were made,

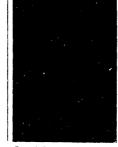
down slightly from the previous year. Every community in the District received at least one Hap house, with Sachs Harbour and Fort Good Hope leading the way at 6 apiece. The HAP program is still very popular and we

have a long waiting list for future allocations. A total of 31 units were rehabilitated across the district and another 23 in Aklavik and Tuktoyaktuk received retrofit roofing. The Kafus units in Tuktoyaktuk are scheduled to be demolished in the spring.

A furnace conversion project was undertaken in the rental units in Norman Wells this year. Because of the availability and cheapness of local gas, all furnaces were converted from oil to gas. This was done under the Extraordinary Maintenance Program (EOM).

Two Tenant Appeal Boards were set up, one in Inuvik and one in Tuktoyaktuk, made up of people from the community and chaired by the District Manager. These Appeal Boards provide tenants with an opportunity for a "second opinion" on housing decisions.

The District Office in Inuvik expanded its office space this year, and to alleviate a staff housing shortage, some houses were leased from the private sector.



#### 1985/86-T 4PD+n. Acn4

#### 1985/86 CAPITAL PROJECTS

			River Arctic Red	Ft. Franklin >4' > <sup>†</sup> 4'L*	Ft. Good Hope 34: J: Hp.s	Ft. McPherson >4' L・うい	Ft. Norman	Inuvik AåA ¹	Norman Wells	Paulatuk OrLC®	Sachs Harbour A&Hp	Tuktoyaktuk O •5%•5•	Total FO-JC
Public Housing Starts	17774 1 2 2 4 CC1	8				10	6	10		2	2	26	46
Rehab and Replace	ግራፋሲ <b>ም</b> ሌሪ ውሳሶግ ግርብ፣ ሀኔ የውፋር የ፣	8	۵	6		0		0		9		8	31
Retrofit Roofing	ግራተብሩ ለየተለ። ማርብ، ሀራ የውሳሩ የተ	12		С	۵	0	0	С		۵	С	11	23
нар	4,L4, \$17,44-41/1	2	1	3	6	4	2	2	1	3	6	3	33
Rural and Remote	・ かいしょうけん マップ・アン・ファップ ファップ ファップ ファップ ファップ ファップ ファップ ファップ		C	C	а	С		۵	С	а		а	С

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Paul Tatty and children on the steps of their Rankin Inlet HAP house.

### KEEWATIN MANAGEMENT REPORT

The Keewatin had a busy construction year in 1985/86. Fifty-seven Public Housing Units were started with every community receiving at least 4 units. The Homeownership Assistance Program, which delivered a record 10 houses this year, is very popular and we have a long list of applications for the future. In addition to this, 27 units were rehabilitated and another 9 units received retrofit roofing. The sealift went well this year, with most communities receiving materials on time, enabling them to get a good start at building.

A workshop was held in Rankin Inlet with the Chairmen of the Housing Association Boards to discuss Housing Corporation policy, programs, maintenance, finances etc. Because of recent budget increases, we are now able to hire qualified secretary-managers and have done so in several communities. We expect to have one in place in every community by next year.

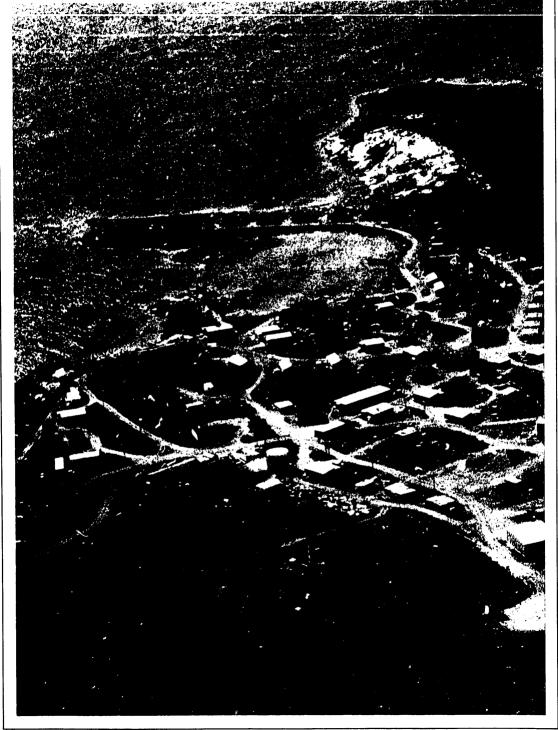
A D.P.W. staff house was built this year in Coral Harbour and a new combination office/ workshop in Rankin Inlet. This will greatly improve working conditions for staff.

The increasing popularity of HAP has prompted us to organize workshops for HAP clients before building commences, to discuss construction techniques, client and Housing Corporation responsibilities etc. Combined with a program of construction supervision, we hope to help clients build their houses quickly and with fewer problems. Plans for the District next year include the delivery of 26 HAP units.



## 1985/86 CAPITAL PROJECTS 1985/86 < ΦΡΟΦΩος ΛαΩ-Φς

		Baker Lake	Chesterfield Inlet دیمارد ۵۰	Coral Harbour	Eskimo Point	Rankin Inlet	Repulse Bay	Whale Cove	اد، ۱۵
Public Housing Starts	\$224**. 74. "AUA.	10	4	8	12	6	6	11	57
Rehab and Replace	ንፈናብረ የኖሔረ ርውሳ-ን ምር/ስፈ ሀፈ የዕሳር የተ	20		3	4		0		27
Retrofit Roofing	ን <sub>ባ</sub> ናብር ለካሊር ካርብ <sub>ራ</sub> ህሩ የኦጎር የ ፣	0		4			5	٥	9
НАР	£16-4 £1314-414	2			3	4	0	1	10
Rural and Remote	ነለሁልና ላ የ ነገር ነ ነገለሁ.	1			В	2	0		~. 3



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Spence Bay.

## KITIKMEOT MANAGEMENT REPORT

1985/86 was a very busy year in the Kitikmeot Region, especially as far as construction is concerned. Five HAP houses were allocated along with 33 Public Housing units and 2 Rural and Remote units. Interest in the HAP program was very keen, especially in the Western communities, and is expected to be even higher next year.

A lot of interest was also expressed in the Northern Territorial Rental Purchase Program although most sales have not yet been completed.

Numerous workshops were held in 1985/86, including a Secretary/Manager's workshop and a joint Foreman/Assistant Manager's workshop. Director's workshops were also held in each community to assist new Board members in understanding their role with the Housing Association. The Kitikmeot Housing Federation met in November 1985 to plan the next year, share ideas and problems, and to give the District office an indication of the needs and concerns of each community.

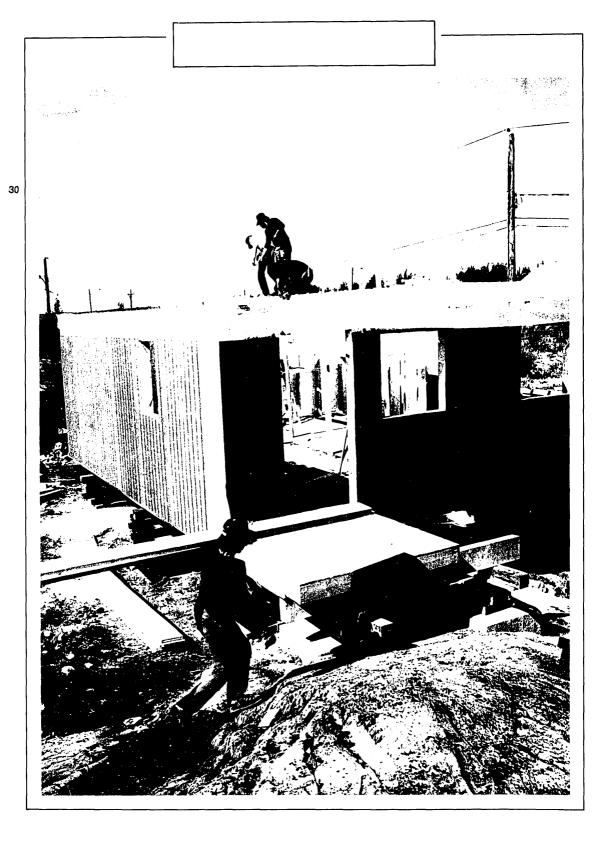
Spence Bay received a new warehouse and office complex to replace the series of old Matchboxes that the Administration and Maintenance sections were operating out of. This project will be completed in 1987/88.

Indications are that next year will be even busier, especially in the Homeownership Assistance Program. Eleven nouses will be delivered in 1986, along with numerous Public Housing units.



## 1985/86 CAPITAL PROJECTS 1985/86 ◀፻ጋᅻ೧ϼና ለϲ∩∟◀ና

		Cambridge Bay ዕጌነ ኃናበላ	Coppermine ייכייץ	Gjoa Haven	Holman Island •ליאינפ	Pelly Bay ሳ¹ለcነተና	Spence Bay	Total In-ur
Public Housing Starts	LODA PER 18 TAULE	6	8	8	7	4		33
Rehab and Replace	ን,44. ም <i>ል</i> , ውፋ <sub>ተ</sub> ን <b>"</b> ርለ, ሀ, የኦፋ. የ፣					۵	0	
Retrofit Roofing	ግ-ተብ፣ ለትሌ፣ ግርብ፣ ሀኔ የውሳ፣ Ψι	0	9	7	6	0		22
НАР	€1L%# ₹1714-41/1	2	1		2	a		5
Rural and Remote	しいひとんんここで、マルンルル	2	۵			Q		2



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HAP house on Latham Island In Yellownife.

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### YELLOWKNIFE DISTRICT MANAGEMENT REPORT

New housing starts in the District were down slightly from last year, with a total of 4 Public Housing starts and 14 HAP starts. However, this was definitely a year of increased community involvement in all aspects of housing delivery.

In Fort Rae, the Housing Advisory Authority was very involved in the delivery of housing, especially HAP. They also established two excellent policies to deal with rental arrears and tenant damage. An apprenticeship program was also started in Fort Rae. The Housing Authority hired an oil burner mechanic for a three year term and a local apprentice was hired to train with him. Plans have been made to expand this program into other fields.

In Snowdrift there was also more community involvement and discussions have started on expanding the community's role in housing programs.

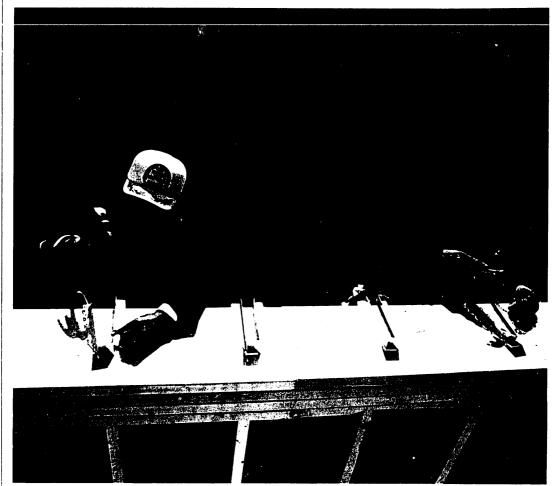
Snare Lake received 3 HAP units, its first ever, and the community did an excellent job in their delivery and completion. Lac La Martre is also to be commended for its exceptional community support.

Negotiations started recently with Yellowknife's 'B' Band for the provision of funding for a Band Housing Officer. The City of Yellowknife itself still suffers from a severe housing shortage and the Housing Corporation



#### 1985/86 CAPITAL PROJECTS 1985/86 **ዻ**የጋᅻ∩ຼ ‹ ልշ∩∟ዻ '

		Lac La Martre ن بنا:	Rae Lakes	Rae/Edzo	SnareLake	Snowdrift	Yellowknife 'B' Band '۲۵۹۴۰' ۱۸۲۲۲	Yellowknife (city) معرد (۱۱	Total M· J°
Public Housing Starts	אטאר יק אייסככן אטאר	0		4			0		4
Rehab and Replace	יילפנ סדגו סהריי קחוטו ואהלנ פו	0				0			0
Retrofit Roofing	יקאו איאו יקאו טו 164, דו		0	5	0	0	0	0	5
НАР	F,L&# 71744-4114</td><td>2</td><td>3</td><td>5</td><td>3</td><td></td><td>1</td><td></td><td>14</td></tr><tr><td>Rural and Remote</td><td>ንተረ ነጋርው ፡ ሀኒርን የፊላ ፡ ጋ ፡ የ ፣ ማለሀሌ ፡</td><td></td><td>۵</td><td>2</td><td></td><td></td><td>1</td><td>0</td><td>3</td></tr></tbody></table>								



feels that this can best be remedied through the leasing of Public Housing units from the private sector.

Construction continues on the Fort Rae Senior Citizens' Home and its tentative completion date is June, 1986.

Demand for HAP houses is steadily increasing and over the past winter, HAP client/community workshops have been developed. Topics to be covered include construction techniques, client responsibilities, delivery dates, blueprint familiarity, and site preparation. These workshops are aimed at clients building in 1986 and are expected to be very beneficial.

Raymond Dubois, C.A.

ントール シュムト・マイ・

ちゅくに シュムトゥマイ」・

**ላጋ**ጳ **ኤ**ር **ላ**ሬ 18, 1986 To the Executive Member responsible for the Northwest Territories Housing Corporation

I have examined the balance sheet of the Northwest Territories Housing Corporation as at March 31, 1986 and the statements of operations, equity and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1986 and the results of its operations and the changes in its financial position for the year then ended in accordance with generally accepted accounting principles applied, after giving retroactive effect to the change in the method of calculating depreciation on investments in public housing as explained in Note 3 to the financial statements, on a basis consistent with that of the preceding year.

Raymond Dubois, C.A. Deputy Auditor General for the Auditor General of Canada

Ottawa, Canada July 18, 1986 BALANCE SHEET as at March 31, 1986 

ASSETS	PaDとひとひく <sup>c</sup>		
		1986 thousands C⊳S° C	,
Current	۲° م٥٦%		
Cash	βaD>Δc	\$ 2,472	\$ 4,749
Accounts receivable	dbebcbyrt. De 4e		
Canada Mortgage and Housing Corporation Government of the	۹۵۵۵، ۲۰ ۶۰ ۱۵۰۱۶، ۲۹۸،	15,356	13,030
Northwest Territories Other	محر ۱۱۵۷ و ۱۵۲۰ عدد	2,416 2,956	 1,247
Expenses incurred in advance of contributions	عمر حاء د حاء د ماء د المحلاق المحامة ا	690	322
		23,890	19,348
Investments in housing projects (Note 4)	\$αD>cdc Δ6 36 4dcdac		
Land and buildings, including construction in progress \$7,086 (1985 - \$11,646) Mortgages Notes receivable and purchase	۵ Δ <sup>1</sup> 5 ⊀√√ 3, Δ <sup>1</sup> 5 ° ⊀√0−√1)− «'←√√ Δ <sub>2</sub> C 5 ° 1, 646) (1985 − \$11,646) ("የርĽ √0−0 6 ° Δ <sup>1</sup> 5 ° √1 «የ←ρ√ργ√ψ ጋ ← √0−0 6 ° 6 ° 7° 2°	129,387 1,546	131,751 1,473
options	<b>ወ</b> ይያፈር ር ይፈል ወረ ጋር ን	328	328
<b>OP.101.15</b>		131,261	133,552
Fixed (Note 5)	Q00 P6 CD≺C (σ⊃σQ6 dC06 5)	3,366	2,573
Supplementary and interim financing loans receivable (Note 6)	۱۳۵۵ کار ۱۳۵۵ و ۱ ۲۵ کار ۱۳۵۵ و ۱۹۵ کار ۱۳۵۵ و ۱۹۵ کار ۱۹۵۹ و ۱۹۵ کار ۱۹۵۹ و ۱۹۵۹ کار ۱۹۵۹ کار ۱۹۵۹ کار ۱۹۵۹ ک	116	_
		\$ 158,633	\$ 155,473

#### LIABILITIES

۵۶*۰۰* ۱۵۰

			1986 thousands		1985 s
Current Accounts payable	⟨\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\			_	
Government of the Northwest Territories	عود ۱۵۱ د داه ۱۹۲۰ م	\$		\$	770
Other	ምን የርታውረና ማረት የርታውረና	Ψ	5.513	Ψ	4,942
Accrued interest	PU <sub>σ</sub> 2 q Q <sub>C</sub>		3,374		5,876
Due to the Government of the	46-60148, De 2014,		-,		-,
Northwest Territories (Note 7)	LCL. dr. oc (asad. dt 7)		5,489		2,988
Unapplied balance of capital	·				•
contributions from the Government	ሳ። የት ረር ነር				
of the Northwest Territories (Note 7)	1 % L & d & e < ( a > a \ q \ q \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		5.101		2,489
Contractors' holdbacks	€• ⊃¢• Ųc 6,76< Uc 5ªtc		506		679
Current portion of long-term liabilities	Γ. σράω δεωθηθράς αθοράω		642		550
Current portion of long-term habilities	<b>⊲</b> ₽ᢏ• ५⋂┾▷≺ <sup>ᢏ</sup>				
	44&><" <\pc \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		20,625		18,294
Long-term liabilities (Note 8)	σοσ0, qÇ 8		98,976	;	102,368
Deferred liability Contributions from the Government of the Northwest Territories for provision of supplementary and	ቀ አታ ጋጋላ				
interim financing loans (Note 6)	(a2a0b dC 6)		1,100		_
ancian in anima louis (Note of	,				
		1	120,701	]	120,662
EQUITY	PaD> 600				
Government of the Northwest					
Territories	مه د ۱۵ د ۱۹۲۰ ۱۹۸۰	<del></del> -	37,932		34,811
		\$ 1	158,633	<b>\$</b> 1	155,473

President

Chairman

Abycobe

Approved by the Board:

Vice-President, Finance and Administration

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S	TA"	ГЕМ	IENT	OF	
C	PEI	RAT	IONS	5	
fo	r the	vear	ended	March	

31, 1986

<.<.>< </th <th>يم⊳ل، م</th> <th>م ان معن المحرد الو</th> <th>Fc's</th> <th>31,</th> <th>1986</th>	يم⊳ل، م	م ان معن المحرد الو	Fc's	31,	1986

		1986 thousands of dollar		1985 rs	
Expenses	۵۵٬ ۵۵۲٬	CV 1 C			
Program (Note 9) Administration (Note 10) Repairs, maintenance, grants and other costs funded by capital	ለ፦በላጐ (ዉጋልል ፅርሢ 3)	\$ 34,769 10,942	\$	31,903 8,720	
contributions Loss (gain) on sale of assets Apartment operations (Note 11)	ላጋ, ጋሳ. CD~,	7,093 168 34		4,519 (266 70	
•	(asalo dCt 11)	 53,006		44,952	
Revenues	<i>ا</i> ه ۲۵ م				
Interest Rentals Other	ሳሌቃ <sup>ወ</sup> ር 50, ጋ <b>ሳ ር</b> ዕዳ <sup>ወ</sup> ር 60, ላርወ	2,705 324 147		2,066 310 181	
		 3,176		2,56	
Cost of operations before extraordinary item	לר של פלר בר בר הלים בל הר בר הלר בר הלר הלר הלר הלר הלר הלר הלר הלר הלר הל	49,830		42,38	
Extraordinary item	ماه ده ۱۶۸ کړ	 		71	
Cost of operations	عور عهد، حراء،	49,830		43,10	
Contributions from the Government of the Northwest Territories	۵۰ د ۱۷۹ و ۱۵۲۹ و ۱۵۳ و ۱	 44,091		35,69	
Loss for the year	סיי אי פי ליווי	5,739		7,41	
Less non-cash and unfunded expenses (Note 12)	په ۱-۵۵ کار ۱۹۰۹ کې د ۱۹۵۰ کې	 6,682		7,56	
Surplus for the year refundable to the Government of the Northwest Territories	ሩ የ ጋር	\$ 943	\$	15	

<b>STATEMENT</b>	OF	<b>EQUITY</b>
for the year emied		

Balance at beginning of the year	<b>۴۵۵۶۵۰ که و در ۲۶۹۵</b> ۰ ۲۶۶۵۵	1986 thousands CDN= (	1985 of dollars c.c.ġc⊃c
As previously reported	ለንቀላቀ Þቀዩ የራርኦኖንን የሙከፈላርኦኖን ሁደን ነገር	\$ 56,206	\$ 49,439
Adjustment to prior years' figures for depreciation (Note 3)	۵۵، ۵۷۵ ت ۵۵۱ کی فر کر درطی و	21,395	16,421
As restated	<i>Ა₦</i> Ბ५ᲘᲑᲑ५ᲘᲐ॰ (☞७०४,₽६,३)	34,811	33,018
Contributions from the Government of the Northwest Territories used for capital expenditures	db-ΦCD< ⊃U≠ ΦD< D< ሲቀት qb⊃ή∪™ ΦD< CÞ4™ VPήŲ ™™UQ< r <f≠9-< td=""><td>9,348</td><td>8,511</td></f≠9-<>	9,348	8,511
Other capital grants from the Government of the Northwest Territories	۱۳۶ مالی ۱۹۲۴ میره د م <sup>۱</sup> ۸ مالی مور ۱۹۲۳ م	200	485
Operating contributions to cover loan principal repayments	CD4.	255	359
Loss for the year adjusted for surplus refundable to the Government of the Northwest Territories	ስኒኒ ል የ መመር ነር ነ ነርር ነ ነርር ነ ነርር ነ ነርር ነ ነርር ነ ነርር ነርር ነርር ነርር	(6,682)	(7,562)
Balance at end of the year	مهراه م د ۱۱۵۶ مه ۱۷۵۶	37,932	34,811

# IN FINANCIAL POSITION for the year ended March 31, 1986

## 

		1986 Ihousands C⊳5° Č	
Operating activities	۵۵۲۰, ۲۵۵۹¢ ∨ ۲۵۹۹¢		
Cost of operations for the year	שני שסכי אכסאנ שנציות	\$ 49,830	\$ 43,102
Non-cash items	bab-buc De Value	// 700\	(6.402)
Depreciation	ቅ የ አት ራ	(6,780)	(6,403)
Gain (loss) on sale of assets	VDCDU, J.C. V.AU.	(168)	266
Decrease (increase) in long-term	462, 514, D. ( 9514, D. )	(100)	
portion of employee leave and	۵ <sup>6</sup> 664۵۶٬۵۹۲ ۵٬۵۹۲۲۵۸۶ ۵۰ ۵۰		
termination benefits		206	(626)
Other non-cash items	ላካሊና ቴምስትውሊና ጋሪ Vብሀሪ የኮዲካላስረፉ ጋሪ	40	(97)
Other non-cash items	Abi. Langui. 7. Voll.		
		43,128	36,242
Increase (decrease) in trade accounts	dbapher octor or babbe	9,619	(5,829)
Cash required for operating activities	ያር የታለር ላጋ፣ CD የላቴ ጋና סאבר אחר אהתסבי	52,747	30,413
Cash required for operating activities	ANG CHINNELL VICTOR		
nvesting activities	\$ab\+ \7Cb< >n+ \clus \d<		
Additions to investments in housing	۵در ۱۹۵۸ ۵ کو ۱۹۶۸ مو		
projects	PadredPCDdoc	29,499	39,980
• '	àcraphe arednesean-	·	•
Additions to fixed assets	٥٥ و ۱۹۵۵ و ۱۹۵۶ کال	1,377	693
Additions to mentages reactively	שרנשטני שי זי אשי שגב-		316
Additions to mortgages receivable	ዕር ነፃ ላጋ ላይ ላይ ላይ ቀብላ	_	316
Interim and supplementary financing loans	ላጋ፣ ጋላ፣ CÞՎ»՝ ΔεΓ4Ρἦ፣	116	
Recovery of capital costs from Canada	የሀኒ ሀርኮዳሪ ላይጋዲህሪ የሚርኮረ	110	
Mortgage and Housing Corporation	$\nabla_{r} \rightarrow c_{1} \mathcal{V}_{r} + \mathcal{V}_{$	(23,241)	(27,792)
Mongage and Housing Corporation	\$ 25111- (4-81 B-	(23,241)	(27,792)
Proceeds from sale of land	Le De	(1,791)	(323)
Proceeds from sale of fixed assets and	۹۵۵۶، د ۱۹۶۵ مه ۲۵۰	• • •	,,
housing projects	۵ در ۱۹۵ م ۱۰ که ۲۹ د ۱۹۵ م	(275)	(429)
Repayment of mortgages receivable	۵۵-۵۲۵ ۹ مر کر ۲۰۶۰ خرام ر	(140)	(57)
Cash required for investing activities	C%PCL'% dfcDOb 5gc	5.545	12,388

Financing activities	የወንት ር‹ የዕሩ• ጋ‹		
From the Government of the			
Northwest Territories	ውσ <sub>ε</sub> ሀ⊲ሩ የሩΓρ ዓሊቃ <mark></mark>		
Operating contributions	90c, 40, 20c 0 P540c	38,335	32,346
Capital contributions	<b>ላ</b> ዮጋ፟ኆበው‹ ∇ዮ፟ኆ <b>ኒ</b> ‹	19,071	14,703
Special contribution - working	$\Delta$ 64C $D$ 64 $C$ 7 $C$ 7 $C$ 7 $C$ 1		
capital advance	JC4,24076 JCP4,4026	3,189	<del>-</del>
Capital grants	ያል ነት ነት ነት ነው ነው። ማስታራሳና ላይ አለት ነው	200	485
Proceeds from long-term borrowing	۵، ۵۶۸ ۲۵ <sub>۲</sub>	206	4,020
Repayment of long-term debt		(3,355)	(4,311)
Repayment of prior years excess contributions from the Government of the Northwest Territories	ኔማትዎሪ 4ጋህ ወይህርውሩ መደ ሀፈረ በፈቦ ዓሊ ቀረ ኖው ጋሪ ጓንሩ ዓራ የየፋርውሩ ጋረ ላይ ውርው የቀቆ የቀላር ፈረ ፈገ ተ	(1,631)	(3,790)
Cash provided by financing activities	ቀውናዋ <sub>ር</sub> ቴ <sup>ወ</sup> ዑትሪርረ የውሩ≱ ጋ <sup>ቀ</sup> ረ - V⊂ሀ⊲ብ <b>-</b>	56,015	43,453
Increase (decrease) in cash	∆ሩ የት ጋና ነው	(2,277)	652
Cash at beginning of the year	σίσ	4,749	4,097
Cash at end of the year	مادر مرد کار میرام	\$ 2,472	\$ 4,749

March 31, 1986

#### 1. AUTHORITY AND OBJECTIVES

The Corporation was established in 1974 by the Northwest Territories Housing Corporation Act to develop, maintain and manage public housing programs in the Northwest Territories. The Corporation is dependent on the Government of the Northwest Territories, either directly or indirectly through guarantees, for the funds required to finance its operations.

Under Section 19 of the Act the Government finances the operating, maintenance and capital costs of the Corporation from funds appropriated for that purpose. Section 19 further provides for a grant to be made to the Corporation, from the funds appropriated, equivalent to the operating deficit, if any, at the end of the Corporations' fiscal year.

#### 2. ACCOUNTING POLICIES

These financial statements have been prepared by management in accordance with generally accepted accounting principles considered to be appropriate in the circumstances and applied, after giving retroactive effect to the change in accounting policy explained in Note 3, on a basis consistent with that of the preceding year. A summary of the significant accounting policies of the Corporation follows:

## INVESTMENTS IN HOUSING PROJECTS — LAND AND BUILDINGS

Land and buildings constructed by the Corporation are recorded at cost and are financed by loans from Canada Mortgage and Housing Corporation, to the extent of approved project costs, and by capital contributions from the Government of the Northwest Territories. The cost of land and buildings under Federal-Territorial agreements represents the Corporation's share of the cost of projects constructed in partnership with Canada Mortgage and Housing Corporation.

Northern rental housing, which has been transferred from the Government of the Northwest Territories to the Corporation, is recorded at the transferred amount. The net book value of northern rental housing that has been rehabilitated, under agreements with Canada Mortgage and Housing Corporation, is transferred to public housing and added to the cost of rehabilitation. Grants from the Government of Canada for this purpose are applied against the cost of rehabilitation.

Public housing projects which include land assembly costs are depreciated by the declining balance method at a rate of 5% per year. Other projects including land assembly costs under Federal-Territorial agreements are depreciated in a similar manner. Northern rental housing is depreciated on the straight-line mehtod at 5% annually.

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Leb 31 Δet MM5' /Lodd" Leli [ 19-[, Lelb 4' βabb 4' N' r '46' C' > '40 - '400 σ4' - 30 - '400 σ4' - 30 - '40 - '400 σ4' - 30 - '40 -

#### 2. לפטליכתה של משלתולסלי

ף ב פרך ער המאר מי הי אמרמים - היים בים בים בים אף היא לו אמר מי היים או היים או היים או היים או היים או היים א

مه باز ده کار کار ده بازه و ۱۳۵۰ بازه و د مه باز ده ده کار مع داملا د بازه و د کار عداله در مار د بازه و د

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ארקה הי טכסיי	rc	σÞ<

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#### FIXED ASSETS

Fixed assets are recorded at cost and depreciated over their estimated useful lives using the following methods and annual rates:

Buildings	Straight line	5%
Office furniture and equipment Leasehold improvements	Declining balance Straight line	20% Over the term of the lease

#### GOVERNMENT CONTRIBUTIONS

Contributions from the Government of the Northwest Territories are recorded on the accrual basis. Contributions for operations and maintenance, excluding that portion provided for loan principal repayments, which is credited to equity, and capital contributions used for repairs, maintenance, grants and other costs, are credited to operations. That portion of capital contributions used for capital expenditures is credited to equity and any unapplied balance is recorded as a current liability. Expenditures made in advance of the following year's capital contributions for repairs, maintenance, grants and other costs are recorded as a current asset.

### CONTRIBUTIONS TO HOUSING AUTHORITIES AND ASSOCIATIONS

Houses owned by the Corporation are operated by local housing authorities and associations. Contributions towards the annual operating requirements of these housing authorities and associations are recorded as program expenses and are reduced by the amounts recoverable from Canada Mortgage and Housing Corporation.

#### PENSION CONTRIBUTIONS

The Corporation and its employees, who are deemed to be employees of the Government of the Northwest Territories, make contributions to the Public Service Superanuation Plan administered by the Government of Canada. Contribution: to the Plan are required from both the employees and the Corporation. These contributions represent the total liability of the Corporation and are recognized in the accounts on a current basis.

#### 3. CHANGE IN ACCOUNTING POLICY

During the year the Corporation changed its method of calculating depreciation on investments in public housing from the sinking fund method to a declining balance method to better reflect the depreciation on housing units. The effect of this change has been to reduce the net book value of investments in housing projects and equity of the Government of the Northwest Territories by \$21,395,000. The change has been applied retroactively by increasing depreciation expense for 1985 by \$4,974,000 and decreasing equity prior to 1985 by \$16,421,000.

			19	986			196 Resta
	Public housing	Northern rental housing	Land assembly the	Senior citizens housing ousands of doll	Rural and remote housing lars	Total	Tot
Completed Work in progress	\$ 117,248 238	\$ 7,353 —	\$ 3,387			\$ 127,988 238	\$ 132
	117,486	7,353	3,387			128,226	132
Less accumulated depreciation	26,657	4,813				31,470	26
•	90,829	2,540	3,387			96,756	106
Under Federal- Territorial agreements:							
Completed	28,210			\$ 1,449	\$ — 398	29,659	17 11
In progress	5,938 34,148			<u>512</u> 1,961	398	6,848 36,507	28,
Less accumulated	·			·			
depreciation	3,449			427		3,876	2
	30,699			1,534	398	32,631	25
•	\$ 121,528	\$ 2,540	\$ 3,387	\$ 1,534	\$ 398	\$ 129,387	\$ 131

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#### 3. ALT P' CDOTE Padronos Je DOGLAS

#### ף ב ס אר כן אל ב כל אר שנ אל של אל של אר על של אר של ה

(a) בם בישיל אבליש, בבלישה בישיל אם בישיל אם בישיל אם בישיל בישילים אם בישילים בישילים אולים בישילים אם בישילים בישילים אם בישילים בישיל בישילים בישילים בישילים בישילים בישילים בישילים בישילים בישיל בישילים בישילים בישיל בישי

			19	86			1985
							( qabla, Dc )
	<sub>ס</sub> י <u>ማ</u> ረሀሊር βρουσο σως	ላጋ፡ ኃላ፡ ር <u>›</u> ር	ոգ <u>Կո≻⊳ԺՆո<sup>ւ</sup></u>	<u> </u>	ος <sup>3</sup> Λυθος <sup>1</sup> Ο υι ο Δυθος <sup>1</sup> Ος	<u> CΓ∇。                                   </u>	۲۲۷ <sub>و</sub> م <sub>و</sub> ۱۳
			( CD5°	ډخې کې )			
۸حه ۵۵۲م ۱	\$ 117,248 238	\$ 7,353 —	\$ 3,387			\$ 127,988 238	\$ 132,078 <u>637</u>
	117,486	7,353	3,387			128,226	<b>132,71</b> 5
ላዜን• ጎሬ₊ <sup>2</sup> - ሃሎር⊳< ግሀ <sub>•</sub>							
dac delabac	26,657	4,813				31,470	26,695
	90,829	2,540	3,387			96,756	106,020
UJ. V-UQ.							
$\Lambda \triangleleft \sigma_{\rho} \subset D \not \prec \sigma_{c}$	28,210			\$ 1,449	\$	29,659	17,202
م د ۱۵ م	5,938			512	398	6,848	11,009
lacks of	34,148			1,961	398	36,507	28,211
ላየ ላየ	3,449			427		3,876	2,480
	30,699			1,534	398	32,631	25,731
	\$ 121,528	\$ 2,540	\$ 3,387	\$ 1,534	\$ 398	\$ 129,387	\$ 131,751

	·			
(b) MORTGAGES	(b) کر عرمات کلاحه کرد کره کرد روه اور (p) کرم عود کرده کرد کره اور کرده کرد کره اور کرده کرد کرده اور کرده کرد			
		1986 thousands		1985 llars
Direct montaneous manal		CD5°C	د څه د ا	)c
First mortgages, rural and remote housing, bearing interest at rates varying between 9½% and 21% per annum, repayable over a maximum period of 25 years	/ኃ፦፦ና୮▶	\$ 1,121	\$	988
Other first mortgages, bearing interest at rates varying between 6% and 17%% per annum, repayable over a maximum period of 25 years	⊲ሥኖ ("ዮርĽ° Δነ 3 4√2° √3° √5° 5° 5° 5° 5° 6° 5° 5° 5° 5° 5° 5° 5° 5° 5° 5° 5° 5° 5°	420		470
Second mortgages, administered by Canada Mortgage and Housing Corporation, bearing interest at rates varying between 7½% and 9½% per annum, repayable over a maximum period of 25 years	ጋኑ ድዣና Δኑ ኌና ረፈውና ርጭዮርቪና ጳየድና ኃርচጳ፥ ጋና ቴልርচና Δኑ ኌድበትና ረፈት ፅዣናር ጳዐድና ሩትርዣና , ୱንን ዣንበዣና ይኔና ቴዥ ኌበ፥ ን 1/2 ኦጎት ୮ና 9 1/2 ኦጎት ፲ና ጳና ቴህርቪ፥ ጳየድና ርኦዴታ ነት ሬና ኔታ የረፈታ ጳና ዴህልና 25-በዮና ኃናና .	5		10
Other second mortgages, bearing interest at rates varying from 0% to 21%, repayable over a maximum period of 10 years	طهرر کې د طعه ۲۰ کې خطعې ۲۰ کې د ښې ځګ ۱۵- کپارې ۱۵- کې ۱۱ کې ۱۵- د ۱۵- د ۱۵- د ۱۵- کې ځ ۱۹- ۱۹- ۱۹- ۱۹- ۱۹- ۱۹- ۱۹- ۱۹- ۱۹- ۱۹-	\$ 1,546	\$	5 1,473
(c) NOTES RECEIVABLE AND PURCHASE OPTIONS	څوک <sup>ار د</sup> ۵۰ م۵۰ مالا <sup>ر</sup> و ۳۰ ک			
Makes associated as 50 cm.		1986 thousands C▷≒° Č	of dol	
Notes receivable without interest Purchase options at cost	ትαργናርህαԷና ጋና ማግም ነገር የፈልግ ነር የፈልግ ነገር የፈልግ	\$ 241 87	\$	241 87
•		\$ 328		\$328

.

Δι σερικί καθιδί, 1976-Γ σολιοδίς και Λαπολοκύ και δι σερισίω κασύ (οργεραθύ )συ κίζι λη 1, 1991-Γ οθισδίας, δι σερισίως και λαποκως (και αργεραθύ )συ κερισίως και λαποκως (και αργεραθύ )συ και λαποκως και λαποκως (και αργεραθύ )συ και λαποκως και αργεραθύ )συ και λαποκως και αργεραθύ )συ και λαποκως αργεραθύ )συ και λαποκως κ

The Corporation, in 1976, purchased two separate exclusive options to acquire, on or before September 1, 1991, low income housing projects from a third party who obtained loans of \$3,224,000 from Canada Mortgage and Housing Corporation repayable in monthly instalments to September 1, 2026 and secured by first mortgages. The cost of the purchase options was \$87,000. In addition, the Corporation advanced \$241,000 to the third party, secured by non-interest bearing notes receivable, repayable September 1, 1991. If the options are exercised the pur-

chase prices will be the aggregate of the option costs, the notes receivable, then due, and the balances owing under the first mortgages at September 1, 1991.

Should the Corporation not exercise its options within the allowed period, the option considerations of \$87,000 will be forfeited to the third party and the notes receivable which the Corporation holds from the third party in the amount of \$241,000 will be forgiven as compensation for damages.

5. FIXED ASSETS	46-000 J-404-04 4000 J-600 J-600				
			1986 thousand C▷∽°	s of do	
Cost	⟨1β·λc				
Warehouses	ی م⊲د	\$	2,705	\$	1,804
Office furniture and					
equipment	በበፍና ያሪ የንግሩ የሚሁራን		797		478
Prefabrication plant	<sub>ው</sub> ሮህና በበ <b>ና</b> ል <b>ኑ</b>		_		403
Staff houses Leasehold	۵۰ م۱۳۵۰ ۱۹۳۶ ۱۹۳۶ م		524		371
improvements	D' Da' CD4c goblac CD2h25c		261		261
District offices	۵۵، کر ۱۳۵۸ م ۱۳۵۰ مه		161		161
			4,448		3,478
Less accumulated	$ab \Rightarrow b + ac = ab = b + ac = b$		-		•
depreciation	₽⊅ <b>ና</b> ወበሮና ር <b>ϒ</b> ና	-	1,082		905
		\$	3,366	\$	2,573

### 6. SUPPLEMENTARY AND INTERIM FINANCING LOANS

During the year, the Corporation implemented interim and supplementary financing programs to encourage and facilitate home ownership in the Northwest Territories.

Under the Interim Financing Program, loans are provided to homeowner builders for interim or bridge financing up to 85% of the principal on related approved first mortgages. The loans bear interest at 2% above National Housing Act rates for a five year mortgage and are secured by assignment of the first mortgage proceeds.

Under the Supplementary Financing Program, the Corporation provides loans to a maximum of \$25,000 to new homeowners to assist in the downpayment towards purchase of a residence. The loans are secured by second mortgages and bear interest at a fixed rate of 5%.

To implement these programs, during the year the Government of the Northwest Territories provided \$1.1 million through its operating contribution to the Corporation with \$600,000 allocated to the Interim Financing Program and \$500,000 to the Supplementary Financing Program. The total amount provided will be refunded to the Government of the Northwest Territories on expiration of these programs.

At March 31, 1986 outstanding loans are summarized as follows:

thousands of dollars

Interim financing loans, bearing interest rates between 13.75% and 14% for indeterminate periods

5 7

Second mortgage loans, under the Supplementary Financing Program, bearing interest at 5% repayable over a period of 5 years

\$ 116

#### 6. לפטאם ברסאה סי של כסלים אי לעד

مر چارحمار کرد دعی المورد علی کامو لار می المورد ۲- مارمهدی کو ۱۵- می کامورد کرد کامی می المورد ۲- مار چارد کرد کامی کامور کامور

Ľ° γ 31, 1986-Γ, ΦΟ ΟΦ ΟΡΚΑΘ Φο σΥς Δια Δετιορίος:

(CÞ5°Čcở°⊃°)

78

ልነ 5 ተፈራውን የፕ' ወ ላጋን ጋላ፣ በርውሩ የጋግ የውበቴ፣ 5በነ 13,75->ጎግ ላይ L ላይ 14->ጎግ የወናን የመደመው ልነ 5 ተ ላይ የተመሰው ነገር የ

38 \$ 116

## 7. DUE TO THE GOVERNMENT OF THE NORTHWEST TERRITORIES

	***			19	86					1985
	Ca	apital		ations and ntenance	Con	pecial tribution ds of dollars		Total		Restated Total
Unapplied contributions at beginning of year	\$	2.489	\$		\$		s	2,489	\$	
Contributions received during the year Less portion provided for loan principal		19,071	•	38,335	•	3,189	•	60,595	Ť	47,049
repayments and supplementary and interim financing loans		-		1,355		_		1,355		359
v		21,560		36,980		3,189		61,729		46,690
Capital contribution funding for repairs, maintenance, grants and other costs		(7,111)		7,111						
mannenance, grants and other costs		14,449		44,091		3,189		61,729		46,690
Less capital and operations and maintenance costs for the year excluding										
items not affecting funds		9,348		43,148				52,496		44,051
Amount provided in excess of requirements		5,101		943		3,189		9,233		2,639
Less unapplied balance of capital contributions:										
1985 1986		927 4,1 <b>74</b>						927 4,174		2,489
1700		5,101						5,101		2,489
				943		3,189		4,132		150
Due to the Government of the Northwest Territories:										
At beginning of the year Repaid during the year		_		778 		2,210 1,631		2,988 1,631		6,628 3,790
	-	_		778	-	579		1,357		2,838
At end of the year	\$		\$	1,721	\$	3,768	5	5,489	\$	2,988

The unapplied balance of capital contributions will be accounted for to the Government of the Northwest Territories when the related projects are finalized.

	****			1986			(	(100 to 1	ਿਕਾ (ਨਵਾਂ ) <b>1985</b>
	<u>480469</u>	_	বুজচানি শ্বি বাসক শব্দ		કરેલ્ટાન- : ):		(TV & Q P		CTV. ° e. ∩U. ⊃L.c
			(cp5° č	ر څو د ې	· )				
ል ረገብ የ ቀንፈነና	\$ 2,489 19,071	\$	38,335	\$	 3,189	\$	2,489 60,595	\$	- 47,049
CD4,7  QCU45U, 43,34.7  QCD42, 4650U,  QC042, 4500,7			1,355		3,167		1,355		359
	21,560	-	36,980		3,189		61,729		46,690
ላይ ነት ነው የተመሰው የ የመንተውና ሳን ነን የመንተውና ዕን ነን የተመሰው የተመሰው የ			·		-,				30,070
	(7,111)		7,111					_	
	14,449		44,091		3,189		61,729		46,690
ት አር ጋሪ የ Φ Δ ት Φ δ ት Φ δ ት Φ δ δ δ δ δ δ δ δ δ δ δ δ	9,348		43,148		_		52,496		44,051
ν⊂ሀ⊲ף, ⊲ጋ, ር⊳L∢ף, ሀ, ¬L, ∳°Þ≻, ⊲ጋ∇, °⊳ሀር⊳ኅ,	5,101		943		3,189		9,233		2,639
ጋቅ, ፋሀቅ, : ኦሊ, ጋሩ 〈ቴጋፋሀቅ, ሂሎርኦፋ, ጋ <sub>6</sub> ጎረኦርኦኖ-									
1985 1986	927 <b>4</b> ,174						927 4,174		2,489
	5,101	_					5,101		2,489
		_	943		3,189	_	4,132		150
۵۵-۱۵۲۰ اح۳۱ ۱۰ مه اسطر اح۳۱ ۱۹ ۱۳ مه ۱۳ مه		_		-					
۵، چ۱، ۲۶۵۵ ۵، چ۱، ۲۶۵۵	_		778		2,210		2,988		6,628
4, 414, 40, U. 71					1,631		1,631		3,790
			778		579		1,357		2,838
۵٬ ۲٬۱۵۰ مه ۱۵۲ <i>۰</i>	\$ _	5	1,721	\$	3,768	\$	5,489	\$	2,988

ONG-TERM LIABILITIES	agaran abe, tupped abese	1986	1985
			s of dollars CDS*Cc&CDS
Mortgage and Housing Corporation, repayable in annual amounts until the year 2033, bearing interest at an average weighted rate of 13.6% (1985 - 13.0%)	ላጋና ጋላናርኮዲና ቴቴርኮና ለዩ ኃርብትናዲላዩ ቆኖችውና ላና ፋፓርኒው ላያትና ጋናርኮዲት ልናጋና ላና ፋፓጋና በየነጋታ 2033, ዋጋ* የኮብኖና ላየተብላቴና ጋና 13.6->ካኒው (1985 - 13.0->ካ*)	\$ 98,471	\$ 101,583
coans from Canada, repay able in annual amounts through 1996, bearing interest at an average weighted rate of 7.9% (1985 - 7.5%)	ፈጋና ጋላናር ኦተና ቴ ቴር ኦና ለኔ ጋር በትና ተረቀ ፅፕት ቴና ፈቦሮናር ኦቴናር ኦት ቴ ንና ፈና ቴ ጋር ቪጭ የት ሮቴና ጋናና 1996 – ፲ ና ምንት የኦቦስኖና ፈቦቴና ጋና 7.9 – ኦ ነት (1985 – 7.5 – ኦ አት )	359	415
Allowance for employee leave and termination benefits. Includes the Corporation's liability for earned annual vacation, leave in lieu of overtime pay and severance pay as at March 31, 1986 and an estimate for removal benefits, as at that date, payable upon termination of employment	\$\delta \cdot \cd		9 <u>20</u> 102,918
Portions included in current liabilities	۵د٥١٥٥٠ الم ١٥٠٥ ١٥٠ ١٥٠		
Allowance for employee leave and termination benefits	ትα▷>ᠵ<□\*\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\	368	294
Loans from Canada Mortgage and Housing Corporation	γ,	224	201
	סטי טסי כגילי וייכר.	50	55
Loans from Canada			
Loans from Canada		642	550

		1986	1985
			ands of dollar .* Cc&°⊃°
Salaries and benefits	Padred Abrilly of	\$ 6,294	\$ 5.362
Travel and relocation	مال در در در در او مه او اید	1.848	1.331
Buildings and equipment		-7	-,
rentals	د عوالک ۱۳۵۸ عواله	755	669
Professional and special	100-7 Jac 4-11-11-11-11-11-11-11-11-11-11-11-11-11		
services	raine De > Ve Uditaine De	683	478
Communications	Dr45Fae Ce Ue 5,9ee Te	317	236
Materials and supplies	۸٬۵/۱۵ ۸۲ ع حراله اله م	265	198
Depreciation Communication	ሳይት ነሌ - <sup>ር</sup> ላታን ር ሳሪ ያገር ር የ	245	159
Computer services Directors' fees and	<i>ዶ</i> ሀር• <i>ስ</i> ላሩሀቀ <sub>ሪ</sub> ግራ ላጋኔ ር⊳ፋኮ <sub>ራ</sub>	202	20
expenses	AN AND A COLOR		
Interest	ላ'ኒ∹'ኈbዕሰና	155	134
Misce Vaneous	عد المدادة عد عام 4∆2ه	98	86
Badbts	ላ <b>ኔ - የ ነገብ</b> የ መር	58	45
Dau C.Dis	4.C 130 2	22	2
		\$ 10,942	\$8,720
APARTMENT OPERATIONS	Tros Ade PUTDe De Apecopatore	1007	1002
APARTMENT OPERATIONS	Transportation of Aprilonation	1986	1985
APARTMENT OPERATIONS	Transfer Purpease AprCDale	thousands	of dollars
APARTMENT OPERATIONS Revenues		thousands	
	ام ۵ که د ۱۵ مارد	thousands C⊳५* č	of dollars
Revenues		thousands C⊳5° č	of dollars :¿&°⊃° \$ 679
Revenues Rental income	לבסט-בטיטפי בטבי סטי סטי כסט-פי לבסט-י למטטפי - סטי	thousands  C▷▷▷ 6  \$ 703  14	of dollars 
Revenues Rental income	לבסט-בטיטפי בטבי סטי סטי כסט-פי לבסט-י למטטפי - סטי	thousands C⊳5° č	of dollars 
Revenues Rental income	לבסט-בטיטפי בטבי סטי סטי כסט-פי לבסט-י למטטפי - סטי	thousands  C▷▷▷ 6  \$ 703  14	of dollars 
Revenues Rental income Other	βσιγρ. Φρ. CD4. Φρ. Φρ. Φρ. Ευγρα- σαν Φρ. Φρ. Φρ. Ευγρα- σαν βσρ- σαν- σαν-	thousands  C▷▷▷ 6  \$ 703  14	of dollars 
Revenues Rental income Other	ሳንሊታ ቅር ላጋ, ጋፈ, ርዕዳቅር , ያ <sup>ወ</sup> ንት, ርሀትዕፈ, <sup>ር</sup> ላጎ ያ	* 703 14	of dollars c c c c c c c c c c c c c c c c c c c
Revenues Rental income Other  Expenses Lease and municipal	φορρεσίνες σος το σες σος σος σος σος σος σος σος σος σος σο	thousands  C▷▷▷ 6  \$ 703  14	of dollars c c c c c c c c c c c c c c c c c c c
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial	\$\rangle \rangle \cong \	\$ 703 14 717	of dollars \$ 679 15 694
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel	۵۵، ۱۹۵۰ او ۲۹۵۰ او ۲۵۵۰ او ۲۵۵۰ او ۱۵۵۰ او ۱۹۵۰ او ۱۹۵ او ۱۹۵۰ او ۱۹۵ او ۱۹	* 703 14	of dollars 
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel Power	ρι Γ«٩∪», ρωμαγι ης φωβΡΓ∪ε, γραε, ης π σος γρες Cρκαε, σος Ορκαε, πσες απ φσρες σος Cρκαε, σος Ορκαε, φσρες σος φσρες ζ∪εραες σκε φσρες σος βσρες ζυεραες σκε φσρες σος βσρες σος σκε φσρες σος σος βσρες σος σκε φσρες σος σος σος σος σος σκε φσρες σος σος σος σος σος σος σος σος σος σο	\$ 703 14 717	of dollars . c o c c c c c c c c c c c c c c c c c
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel Power Superintendent	۵۴۲	\$ 703 14 717 308	of dollars 
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel Power Superintendent Administration	۵۵۲-۵۹۵ او ۵۵۲-۵۹۲ او ۵۵۲-۵۹۲ او ۱۲ ۱۹۵۵ او ۱۲ ۱۹۵۵ او ۵۵۳ ۱۹۵۵ او ۵۵۳ ۱۹۵۹ او ۵۵۳ ۱۹۵۹ او ۵۵۳ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹	\$ 703 14 717 308 117 98 65 70 38	of dollars . c o c ⊃ c \$ 679 15 694 302 145 101 68 66
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel Power Superintendent	۵۴۲	\$ 703 14 717 308 117 98 65 70	of dollars   c d c ⊃ c     \$ 679
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel Power Superintendent Administration	۵۵۲-۵۹۵ او ۵۵۲-۵۹۲ او ۵۵۲-۵۹۲ او ۱۲ ۱۹۵۵ او ۱۲ ۱۹۵۵ او ۵۵۳ ۱۹۵۵ او ۵۵۳ ۱۹۵۹ او ۵۵۳ ۱۹۵۹ او ۵۵۳ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹	\$ 703 14 717 308 117 98 65 70 38 55	of dollars . c o c c c c c c c c c c c c c c c c c
Revenues Rental income Other  Expenses Lease and municipal taxes Maintenance and janitorial Fuel Power Superintendent Administration	۵۵۲-۵۹۵ او ۵۵۲-۵۹۲ او ۵۵۲-۵۹۲ او ۱۲ ۱۹۵۵ او ۱۲ ۱۹۵۵ او ۵۵۳ ۱۹۵۵ او ۵۵۳ ۱۹۵۹ او ۵۵۳ ۱۹۵۹ او ۵۵۳ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹ ۱۹۵۹	\$ 703 14 717 308 117 98 65 70 38	of dollars   c d c ⊃ c   \$ 679 15 694 302 145 101 68 66

### 12. NON-CASH AND UNFUNDED EXPENSES The following items have been taken into account in

1986

calculating the operating deficit or surplus for funding

ui		

	thousands	of do	llars
Depreciation	\$ 6,780	\$	6,403
Loss (gain) on sale of fixed assets and	168		(366)
northern rental housing Long-term portion of	100		(266)
employee leave and termination benefits	(204)		626
Non-cash amounts	(206)		020
capitalized and credited	(21)		(61)
to revenue Operations and	(21)		(61)
maintenance items paid			
out of prior years capital grants	(20)		816
Other	(19)		(12)
Forgiveness of mortgages through rural and			
remote housing subsidy			•.
program	 _		56
	\$ 6,682	\$	7,562

#### 13. COMMITMENTS

(a) The Corporation leases office space and apartment buildings under long-term lease agreements and is committed to basic rental payments over the next five years as follows:

#### thousands of dollars

1987	\$ 954
1988	1,063
1989	1,040
1990	1,003
1991	795
	£ 4 955

The leases contain escalation clauses for operating costs and property taxes which may cause the payments to exceed the basic rental.

(b) At March 31, 1986 the estimated cost to complete housing and land assembly projects in process was \$5,771,000 of which Canada Mortgage and Housing Corporation will share in the approved cost to the extent of \$4,008,000.

#### 14. COMPARA'TIVE FIGURES

Certain figures for the year ended March 31, 1985 have been restated to conform with the current year's presentation.

#### The Palebure De Dombe Corredo die Charlie

TO ANGROPS IN CORCES I'm AREDAY 15 (110 De of 120) of the following י אי אוורל יינו:

	1986		1985
	(CI-5* Č	دخد	) )
الله الله الله الله الله الله الله الله	6,780	\$	6,403
parc moppedave the Colored Dealer	168		(266)
\$	(206)		626
CDRC Pappedure agains Actions appropriate appropria	(21)		(51)
ለት ምርት ላይ ምርት ሲያ ነው የ ተመር	(20) (19)		816 (12)
	· / ////		56
<u>\$</u>	6,682	\$	7,562

#### ለራበላህራብ ራና ር⊳ፈና

(a)  $\nabla_{r}$   $\supset CU \supset_{r}$   $A_{Q}$   $A_{Q}$   $A_{Q}$   $A_{Q}$   $A_{Q}$   $A_{Q}$   $A_{Q}$   $A_{Q}$   $A_{Q}$ C'cLo ALa.

(CD5 \* Cc& DE)

1987	\$ 954
1988	1,063
1989	1,040
1990	1,003
1991	795
	<b>\$ 4,855</b>

405 Dat CDAt C1 DE ALCEC C-COPT, Der ADCF 4-لله باعد علاحه باعه عدا ۱۹۵۷ بال ۱۹۵۸ و کود اله و اله > רייף כני אר־סע פעלף פען > כייף כני על בסכף-Secono Doforeo.

(b) L'C7 31, 1986-5 40° CD0 4571504° A40JNTSD30° 40° 544° 565000° 0° 2045° 24° 56° 74° 2 CDo4" of Do ob nCDCD > \$5,771,000-0 POCD . ער שבעל ב בתם אנ מגיף כנפתו שעם -CDYLY Derd CDod oto \$4,008,000-00 . ۵۱ ماد کام کور

#### 14. Or > FOR Pady AC Acre Dicher

Dare papto Douge Cortae degle onlane PO - 60 DC LCH 31, 1985-FO 300PPA CDC-DC > 6 LODON OF STATE LOON CONC. JOB 30-Praccoco. U. sic dos Codo de degile.

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