



NORTHWEST TERRITORIES HOUSING CORPORATION

TO COLOR AND COL

Headquarters
P.O. Box 2100
Yellowknife, N.W.T. X1A 2P6
Telephone: (403) 873-7853 Fax: (403) 920-8024

N.W.T. Housing Corporation District Offices

Inuvik District Office

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

Yellowknife District Office

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

Hay River District Office

P.O. Box 1750 Hay River, N.W.T. X0E 0R0 403-874-6396

Kitikmeot District Office

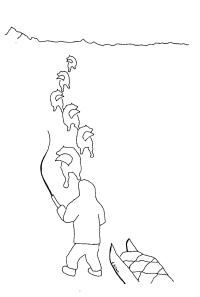
P.O. Box 98 Cambridge Bay, N.W.T. X0E 0G0 403-983-2276

Keewatin District Office

P.O. Bag 5000 Arviat, N.W.T. XOC 0E0 819-857-2873

Baffin District Office

P.O. Box 418 Iqaluit, N.W.T. XOA 0H0 819-979-4421



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でこう、IIIIでは、もなって よりさく,」。「○○○○ XOA OHO 819-979-4421



Schedule of Administrative Expenses

	<u>1991</u>	<u>1990</u>	
Salaries and benefits	\$ 9,676	\$ 9,629	° ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽ ₽
Travel and relocation	2,847	2,513	\triangle 6
Buildings and equipment rentals	1,633	1,471	Δ -140- Δ -1010 Δ -1010 Δ -1010 Δ
Professional and special services	838	846	2017 - «C1947/1672» كورىء كالمركود
Materials and supplies	689	530	^58∩ac /abdCaba
Communications	470	415	₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽
Computer services	162	211	PCC_014U1c VCV4014Pc
Land title fees and expenses	147	364	
Directors' fees and expenses .	136	139	9645600c 975665°C 96-57500065°C
Miscellaneous	1	2	2002 - 100 Japan
	\$ 16,599	<u>\$ 16,120</u>	

For the year ended March 31, 1991 (thousands of dollars)

DPD (a " 8) DP -> C L C7 31, 1991 (CD1° CL+5)



Letter of Transmittal



Lucy Maniyogena, Assistant Housing Manager in Coppermine visiting home of elders Bob and Lilly Klengenberg. (Macintosh.) 27 Losto, ∆6450 ∆1 - n266 delts6686 oc 55-575 > c55756 Δι _5+086° = Δ° =)56Δ° < (ΔL -- β-868). (Lβ° C'.)

Daniel Norris, Commissioner Government of the Northwest Territories brra, PPCUQ, KFA96.Pc

NN55>:

Dear Sir:

the Legislative Assembly and yourself, the Annual Report of the Northwest Territories Housing Corporation, covering the period April 1, 1990 to March 31, 1991.

1991-**_**∟°.

Respectfully Submitted,

1980/120 Jerry

Tom Butters, M.L.A. Minister Responsible for the Northwest Territories Housing Corporation

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Front Cover: Artwork by John Farcy Jr., from Fort Providence. LONSDISO 195-556: MASDYSCONSO Y CON 2650-D1, 20 >500-TC.

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A message from The Honourable Tom Butters, Minister

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The Northwest Territories Housing Corporation is the cornerstone of G.N.W.T. social programs. Adequate housing contributes to healthy living. It also contributes to higher educational achievement and greater employment success. In 1990, the N.W.T. Housing Corporation, with funding from the Canada Mortgage and Housing Corporation and the Government of the 159 families with moderate incomes to become homeowners through the Homeownership Assistance Program (HAP).

In an effort to provide middle income residents with the opportunity to become homeowners (and to subsequently free up public housing for people in need) the Access Program has been approved to assist clients to overcome some of the barriers to homeownership. The ACCESS program will offer a variety of assistance. Participating clients will be guaranteed a fixed resale price if they build in nonmarket communities. The Corporation's popular "HAP" packages will be offered for sale at cost to interested clients in remote communities. Assistance with downpayments may be available under certain circumstances.

In April of 1990, a conference for seniors to discuss issues of concern to them was held in Yellowknife. The Honourable Alan Redway, Federal Minister of State (Housing), joined me and the Honourable Jeannie Marie Jewell, Minister of Social Services, in officially opening the five unit Paungaqtuuq Residence for seniors in Baker Lake. Two additional senior citizen homes are planned for construction in 1991. One is a sixteen unit centre in Iqaluit and the other is eight units in Arviat.

The Northwest Territories Housing Corporation is a cornerstone of G.N.W.T. economic development. Ninety-three per cent of the contracts let, were awarded to northern firms. Presently, construction of public housing provides employment in many communities in the N.W.T. and in February the Housing Corporation approved the inclusion in construction tender documents of a clause that stipulates that there must be local and northern employment in the construction of public housing. The Housing Corporation, after consultations with the particular community and with other government departments, will determine what per cent of total contract payroll dollars must go to the community and in addition what per cent must go to residents of the Northwest Territories.

There is no question that inadequate housing and living conditions are contributing factors to poor health, low levels of educational achievement which in turn lead to chronic unemployment and social problems. The Corporation's need survey indicates a continued and constant need for more housing. This is because of the Northwest Territories' young

عد دلم، ۲۰ سرح ۱۶ ما المد ۱۹۴۷ و ۱۳ تراوا ۱۹ د مورام، ۱۹ اواوا در ۱۹۶۸ وی سرد $\Delta b \dot{c} \cap b \dot{c} = 1990 - \Gamma$, $\Delta c \cap \Delta c = \lambda \dot{c} = \lambda$ 600, Vracupitange, providin Karaele Vratacorio 511-9, Δ 640016 Δ 77496,616,0,96 Δ 77496,0004,970004,970.

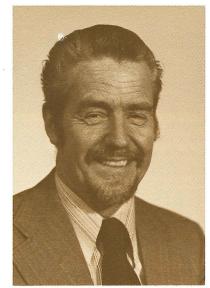
> P-DY-D'A'B-Q'S-PC) -- "P-" Δr Δr D697618VD-17c V-V-J6748 J665CD4F-128 D69961800,70- V-5061626 9C01061C)L6 $\Delta b \dot{d} \cap {}^{t} \Gamma^{b} \ \, d) \Delta^{c} \omega D \cap {}^{c} \cap \sigma \cup {}^{t} S^{b}, \ \, \Delta \omega D \sigma^{c} b^{c})^{c}$ 0,749,C,2,7c qerbrCD4T, VD402,>c PONDAMANC ARPODDATION DATAGE Δ١_١٤٥٥٥٥ - ٥١٥٥ - ٥١٥٥ - ٥١٥ - ٥١٥ - ٥١ - ٥١٥ - ٥١ - ٥١٥ - ٥١ - ٥١٥ - ٥١ Δ^{L} - L^{2} $L^$ 999° 2-69709°CD7650° -08000°6°C°-0°5° ___°- ∩۲CD496°CD+, ∆64CD-65°D° $\mathsf{APCDCDC^*D^c}$ $\mathsf{Ac^*c^*}$ $\mathsf{AkCDCA^*b^*b^*b^*}$.

Δ>2 1990-Γ, Δ°L)%Δ° 60L0C>L>°>° لاحکاد کالغامور کارککلاری کی میرموناد. اله در در الادم الم المدر الادم المدر الادم المدر الادم المدر الادم المدر الادم المدر ا 1865-60 D86-6 BOLSBOSEDS له ۱۵۸ الم کند کند، طریز ک درکه اید کند، طریز ک درکه ای در D146771_C C1-L=1 <D14571 D1467CD19171_J Δ°2016Δ° Δ154061° 16L69001. L126 /C

 Δ^* = 0% Δ^* = 16-0% Δ^* = 1091- Γ . Δ^* = 16-0% Δ^* = 16-0% Δ^* = 1001% Δ^* = 1001% Δ65° - CL N6C CMC 8-- Δ15740675.

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Honourable Tom Butters. ForCDYS CL < D'.

12. Contingent Liabilities

status of the Goods and Services Tax (G.S.T.) as it relates to the Housing Corporation and the Housing Agencies have not been finalized as at the date of the financial statements. In the absence of an agreement, the Corporation has been directed by the Government of the Northwest Territories (G.N.W.T.) to be included in the G.N.W.T. entity and therefore exempt from paying G.S.T. The Housing agencies provide a property management function to the Corporation and are currently being treated as taxable entities for G.S.T. purposes. However, current discussions indicate a possibility that the status of the Corporation and the Housing Agencies may change to that of a municipality. This would result in these organizations paying G.S.T. on goods and services purchased and receiving a 57.14% rebate of these taxes from the Federal Government.

It is management's opinion that, at this time, the outcome of this issue can not be determined. If the status of G.S.T. changes, an adjustment to operations for the difference will be made during the fiscal year in which the settlement occurs.

Negotiations between the Federal and Territorial Governments regarding the ላካቴስሶኒ/ላቫጋና ኤፌርውና ፌፌናስላጎ ሆር ሁለታቸና ለጎዛብቴኒ ጋስት ርትሃትናርውና ታግግታ ۸۲۵۱۰ ۸-ریکائی کے-ریکانکافائے کانکامیانی کانے-ریکافائے ک عه دلم، ۲، حد ۲۶،۲۹ هور ۱۳ و درې کې عه دلم، ۱۵ ۱۹ ۱۹ هو ه Δ CDCD'3'-) C DCCD'3'-) CCDCD'3'-) CCDCD'3'-) CCDCCD'3'-) CCDCCCD'3'-) CCDCCD'3'-) CCDCCDC'3'-) CCDCC'3'-) CCDC'3'-) ۵۵-۱۶۲۶-۱۵ ۵-۱۶۲۶ ماه ۵۷-۱۶۲۹ ماهای و آیی (۱۶۸۶-۱۶۲۶ ماه 44PCD/L36 C174A66C176 D'JF 44PDL666 LC176. P/46. L-a D1601046 F-176 0176-016 0176-0 Ċ'_ G'-')\\-' Λ\'\-' Λ\'\\-' Δ\'\-' \DΔ6°C55\D0° 57.14 >\°00° σ° «Υρουνονος σου δου βουλουνος.

> أماكه حدث مد ١٩٥٤ كراب المنافع المنافع

9. Recoveries from Canada Mortgage and Housing Corporation (thousands of dollars)

9. 4P-DCD14+c paCD1 \Dubble \D (CDLSCL&CDC)

1991

1990

Recoveries in respect of:			DUUCD4c D90.0fc;
Operations and maintenance			10-cu,40-c 120600000000000000000000000000000000000
. Contributions to local housing organizations			$\nabla P_1 \subset P_1 \subset P_1 \subset P_2 \subset P_1 \subset P_2 \subset P_$
including interest expense	\$ 40,511	\$ 36,046	7-49-16 20-4000° db-0004c
Repairs, maintenance, grants and			طهوره المهدد المهدول المدارد المعروب ا
other costs funded by capital contributions			aralic propagations
provided by the Government of the Northwes	t	*	DDG_DUCD4c PCUQ, NGFPPL_C
Territories	12,500	8,986	-0-CUQ2L
	\$ 53,011	\$ 45,032	
Capital			√80-1,0~c
Additions to land and buildings	\$ 28,169	\$ 23,269	۵دره۲۵۶۲ سوساد ۵۲۰۲۹ س

(CDY°CC+CDC)

(thousands of dollars)

The excess is represented by the following unfunded expenses:

D*\C'\dCD4c P\L'D'CD\$c PLD+Uc D\L\2007\P\cD+C\:

	1991	1990	
Amortization	\$ 7,311	\$ 7,100	9P-1-4-6
Gain on disposal of land and buildings	(41)	(484)	6-D75C914c 1,9CDU-7 7,740.7
Long-term portion of allowance for employee			٥٩٠ كادرك ١٥٦ خ ١٥٠ كوناك و ١٩٠٤ كوناك د
leave and termination benefits	(23)	30	<
Recovery of home improvement program grants	(5)	(164)	DUIUCD4c Vr7i4ac airblaicDerle VP4Uec
Recovery of prior year grants	(28)	(177)	PP/CD4c DDL 4DJDP,CD47c
Allowance for notes receivable and			PPSCDSC DIDDSCDSC OFF
purchase options	<u>328</u>	Ξ.	$\neg \triangleright \forall_{c} \vdash \forall c$
	\$ 7,542	\$ 6,305	

11. Commitments

11.67/NCD⁶_~%&470^c

(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):

(a) Δ ' Δ ' 2-494 1-12/2/10 3/18/14/2/2 4P-12/14/15/10 4-12 AC+ 10/12/2/2 (۱۲ حامد ۱۲ م (۱۲ کار در ۱۲ م

\$ 1,204 1993 1,113 1994 958 932 1995 1996

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, 1991 the estimated cost to complete housing projects in progress was \$16,446,000 of which Canada Mortgage Housing Corporation will share in the approved cost to the extent of \$11,972,000.

<PCYA'</p>
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(b) LYT 31, 1991-F, A'J'KO-DPCD-D'D' NO-JCDab'D' D_5-6-6_D55 \$16,446,000-0-6 6_CD' ALDERTHOR 4P-DNG-45C3C 4P365-45>C 11,972,000-6.

population and very high birth rate. The Corporation strives to provide as much housing as possible with the funds available.

In the February session of the Legislative Assembly, it was agreed to review the roles and responsibilities of the Housing Corporation. Whether any reorganization occurs based on this review, is unknown. However, there is no question that housing will continue to be a central issue in northern social and economic development for many years to come.

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^> 45CD46 NOF6CC 48PE - 015 16 16D2L816DC. PLOF 202816 DUCCESS Δ '-144- DPD- Δ 'T/- Δ 'C'n- Δ '3/15- Δ '1/- Δ 'D. Δ '5'C'C Δ^{1} -1740 Dasser Discorpt Discorpt



The Honourable Tom Butters and the Honourable Alan Redway, Federal Minister of State for Housing. (Bergeron.)

A message from Philip Nukapiak, Chairman

Δ 6/8 DCD4 UU22CPF V-V PFV V6

I am proud to be the first Inuit chairman of the Board of the Northwest Territories Housing Corporation and any improvement I can make to housing for the people of the North will make me happy.

The Board met four times in the fiscal year 1990-1991. Three of the meetings were held in Yellowknife and in July we met in Pangnirtung. It is our policy to hold our summer meeting in a region other than Yellowknife to ለትረላሮኒጋቦ፥ ነበር ቴኖሮንንና ታጋፈልና ፫ ላዛር ላረልሮ ነበር ይንንያና ላጐተጋር. gain knowledge of the vast Territory we serve. It was interesting to see how some of the old houses are anchored down in Pangnirtung to survive the gale force winds which occasionally tunnell down the Pangnirtung Pass. The Housing Corporation's current designs are to such a standard that no adjustments are necessary. We toured Pangnirtung, Broughton Island and met with the Housing Association Board's and we also toured Iqaluit.

At that meeting we had discussions with Lawrence Gladue and Sharon Matthews from CMHC about the review of the Rural and Native Housing Program. CMHC is completing a comprehensive national evaluation of this program, which was introduced in 1974 to address needs of rural the Northwest Territories. The Board of Directors were pleased to be consulted on this subject. Some of our recommendations were: The forgiveness period on HAP (Homeownership Assistance Program) houses should be lengthened.

56/07/50 70 -5/61/20 D6/60CD4 LIL Dis'20 20CO4 202°20' 176012 4'576' 3'6016' 4'616' 4'616' 2'6016' 2'6016' 2'6016' $\begin{picture}(1,0) \put(0,0){\line(1,0){100}} \put(0,0){\line(1,0){100$

60L2 60L36C50 Pada-abar DPDF /CLA5C501 1990-91-F. 7,7,400,976 6/20 DJUCD46 C9,716 PP/70,216 C0,910, Q1,9U0,99 $b \cap L^b \cap b \cap L^b \cap \Delta^c = \Delta^b \cap \Delta^b \cap \Delta^b \cap \Delta^c = \Delta^b \cap \Delta^b \cap \Delta^c = \Delta^b \cap \Delta^b \cap \Delta^b \cap \Delta^b \cap \Delta^b \cap \Delta^b = \Delta^b \cap \Delta^$

60L0-16 0204286C70276 02800820,70C 7024, 6564L, 01F 502 [ULDL, PCCD, Vr7-444986-2-01202, P.7920120, D01420L ∇_i if d u i f d i i f i households in Canada. 18% of the needs addressed by this program are in Δካታላፈርፈምኒር የእንት 1974-୮ 60L25 300750 CLDCOL D8077076 CLDC. D6075076 $\Delta L^{\bullet} \circ \Delta \subset D^{\varsigma} > c$:



Back Row: Simonie Alainga, Charlie Haogak, Mavis Michaud, Knute Hansen, Philip Nukapiak, Charlie Barnaby, Gerry Cheezie, Jaykolassie Killiktee. Front Row: Peter Kritagliluk, Charlie Lyall. Hon. Tom ΓΛ' ΓΙ'ς, 3° Ησ"ς", Λ-Λ 36'Λσ", 'λ- '<ωΛ, ԻΔη Ι'ι', ԻΔεν 'P-"Π. 1">σ-σ-σ-σ-σ: ΛC

8. Long-term liabilities

(thousands of dollars)

8. 4d- 4P-121CD14-9 (CDYCCC-+CDC)

<u> 1991</u> 1990

Long-term debt:			$\Box \Box $
Section 43 loans from Canada Mortgage and			۵ د ال ۱۹۵۱ کا اور ۱۹۵۱ کا ۱۹۵ کا ۱۹ کا ۱۹ کا ۱۹۵ کا ۱۹۵ کا ۱۹۵ کا ۱۹ کا ۱۹ کا ۱۹۵ کا ۱۹۵ کا ۱۹ کا ۱
Housing Corporation, repayable in annual			4°CPCP4°C'3°V 4°GJCL'°V 4°C'2°CPGP5°C
installments until the year 2033, bearing			DPD_15 2033-J5 NP5_J, PD~\$1DN%50%
interest at an average weighted rate			%o-1>%lo-13.3 >*T'
of 13.3% (1990 - 13.3%)	\$ 93,941	\$ 94,173	(1990 - 13.3 >\^)
Section 42 loans from Canada Mortgage			△∟ºU NNSYLK™ 42 b∈CÞ'
and Housing Corporation for use in			∇_{Γ} $\neg \neg \neg \nabla_{\xi} f \triangleleft_{\ell} e_{\Gamma} - \neg \neg \nabla_{\xi} \nabla \wedge_{\xi} \nabla_{\xi} \nabla \wedge_{\xi} $
financing costs of land development,			1-40CD-% \\P\\\-\-\-\
repayable when land is removed from			96-DCD4, = J. = = VL764, 9.4c
inventory, bearing interest at an average			1P⊃~%CD∩1b1⊃11 D_1-1-b1⊃C1
weighted rate of 10.3% (1990 - 10.3%)	235	362	10.3 >\^ (1990 - 10.3 >\^)
Section 15 loans from Canada Mortgage and			Δ Col 15 doiodicoko prco, ∇ ro-ubikalizeo
Housing Corporation, repayable in monthly			_a^Nd'_, dr-DCD1*a*D5 dr-D*CD_N4
installments until the year 2023, bearing			PPD_ 2033-J PP_J 1PD~1PD14
interest at an average weighted rate of			D_5-65DF 7.9 >\~
7.9% (1990 - 8.0%)	549	565	(1990 - 8.0 >\~)
Loans from Canada, repayable in annual amounts			
through 1996, bearing interest at an average			45YJCL* D_5-25045 1996-J5, 42*40006525
weighted rate of 8.2% (1990 - 8.2%)	151	195	১৯ ⁻ 5-655- 8.2 ১১° (1990 - 8.2-১১°)
	94,876	95,295	
Deferred contributions from the Government			انهالا ۳ طار ۲۵ م الحاد ۳ م د ۱۵ مر ۱۵ او ۱۹ واله م اله
of the Northwest Territories for the			Padhac 4010dadh'alh10ac
provision of interim and supplementary			△_^<\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
financing loans	1,100	1,100	$\Diamond)_{i}) \Diamond_{i} ($
Allowance for employee leave and termination			۵۲۶ کا در کورو کا کور کا ک
benefits	1,146	1,187	~2°P4J4\>U&L+~~, \\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	97,122	97,582	
Portions included in current liabilities	828	827	D25-L7D40 A616550 D12 AP-DCD444-4
, S. de la marada in carron labilitad			
	\$ 96,294	\$ 96,755	

The loans are guaranteed by the Government of the Northwest Territories.

outstanding loans are as follows (thousands of dollars):

	Principal ◁ዮ┌▷⊂▷Ր◁ᆣ [┎]	Interest \$₽⊃₾%₽₽₼₽	Total. ۲۰ – ۱۵	
1992	\$311	\$12,988	\$13,299	1992
1993	337	12,947	13,284	1993
1994	365	12,913	13,278	1994
1995	390	12,869	13,259	1995
1996	437	12,821	13,258	1996

5. Property and equipment

5. VAULYD46 / ~ 15U, ~ ~ $(CDL^cC_c+CD_c)$

(thousands of dollars)

		1991		1990	
		Accumulated			
,		Amortization			
	Cost	ال،<ر- طر _د	Net	Net	
	√SLYD4c	26-12	egraph abla	Por D>c	
Warehouses	\$ 8,653	\$ 1,546	\$ 7,107	\$ 5,338	イュロマ
Office furniture and					$\Box \Box $
equipment	1,377	992	385	454	dr⊤ V.9Uc
Staff housing	531	302	229	255	Qipp Drill Drildolc
Leasehold improvements	225	225	=	2	
Office buildings	162	108	54	61	UU2;Yc 717;49c
Construction in progress	204		204	625	10706, -04c 017240c
, 4	\$ 11,152	\$ 3,173	\$ 7,979	\$ 6,735	

6. Due to the Government of the Northwest Territories 6. 6. <a href="</th">							
	1991	1990	-				
Balance at beginning of year	\$ 3,308	\$ 1,013	D-2-1c DbDL VLQ2-D4L				
Operating contributions	53,395	52,255					
Operating contributions provided for loan			APSCUEZZ PKUC ADIDAICPKC				
principal repayments	(160)	(210)	96-0C01927U, 96-0C019227c				
Capital contributions used for repairs,			abjeve Prive gerblash,4CD4°c				
maintenance, grants and other costs	15,201	13,524	Q_{ℓ}				
	68,436	65,569					
Cost of operations net of unfunded items	62,621	62,261	SPYC SPYCOUPTCDE AND SPYCO				
	5,815	3,308					
Amounts applied to current year	903	663	D_5-~\504' DPD_1: D5\$\(\)(\)CD\(\)'				
Repayments	2,405	350_					
	3,308	1,013					
Balance at end of year	\$ 5,815	\$ 3,308	D_5-6-6CC DPD' _="6]<0-				

7. Unapplied capital contributions

7. Derip CD - representations and the statement of th

(thousands of dollars)		$(CD4^{\circ}C)$	_;-c⊃c)
	1991	1990	
Balance at beginning of the year	\$ 15,768	\$ 11,519	2747-3-0 JC1/JD1V JQ1Q
Capital contributions received	29,250	30,965	9P170°c PP519c V2D4c
	45,018	42,484	
Capital expenditures	12,413	13,192	9654U°c 402CD4c
Capital contributions used for repairs,			$\ensuremath{QLJ}\xspace_CD\xspace_$
maintenance, grants and other costs	_15,201	_13,524	JIPPLUCUIYCD'JUI, APYCD'JUI ALILIZ
	27,614	26,716	
	17,404	15,768	
Repayments	441		⟨⟨¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬
Balance at end of the year	\$ 16,963	\$ 15,768	D=2-4-104c D6D, =2-27<
Representing unapplied capital contributions for:			$brr_{\lambda} = brr_{\lambda} + brr_$
1991	\$ 11,692	\$ -	1991
1990	3,964	12,084	1990
1989	1,278	2,483	1989
1988	29	1,014	1988
1987		187	1987
	\$ 16,963	\$ 15,768	

Housing should continue to be allocated on a unit basis throughout Canada. We also requested that R & R mortgages be forgiven and that more local people be hired to construct housing. Finally, we identified the need for more housing.

In April, Peter Kritagliluk and I attended the official opening of the Paungagtuug Residence for Seniors in Baker Lake. Paungagtuug (which means Blueberry Hill) Residence contains five units, one designated for a

handicapped resident. Also, this year, a start has been made on seniors homes for Igaluit and Arviat.

In January of 1990, the Board passed a resolution to recommend to the Standing Committee on Legislation an amendment to the N.W.T. Housing Corporation Act which would have made the President also the Chairman of the Board. The Standing Committee on Legislation, however, felt that before any changes were made on the legislation a study should be completed on the role of the Board. The role of the Board is an ongoing concern of the Board's and thus at our December meeting a motion was passed to conduct this review and to recommend to the reviewers that the Board of Directors powers be expanded. The Board awaits results of the review process.

Charles Catto, Executive Director of the Frontiers Foundation Inc. gave a presentation to us at our October meeting on the Operation Beaver program. The Housing Corporation is contining to make corporate contributions to the Foundation. Volunteers assisted in building "HAP" houses in Rainbow Valley, Detah, Latham Island, Rae Lakes, Lac La Martre, Fort McPherson, Arctic Red River, Fort Good Hope and Aklavik in 1990. Mr. Catto encouraged Eastern Arctic communities to contact Frontiers Foundation for assistance and in 1991, Rankin Inlet will be participating in the program.

The Board also made a recommendation about a "HAP" review committee. The "HAP" allocation process has been reviewed and revised by administration.

At our meeting in December, the Board passed a motion in support of the allocation of available surplus funds to the provision of additional housing for our elders and homeless people. We were pleased to hear that our Minister, Mr. Butters was successful in his endeavour to this end and the Financial Management Board did return the funds to the Housing Corporation. These funds will be used to construct 20 units for seniors and singles.

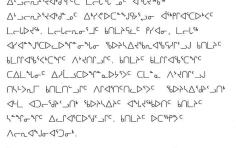
All of the Board members deserve credit for their work this year. It is a pleasure to work with them and with the staff of the Housing Corporation. There is much to be done and we must continue to strive to solve the housing problems in the N.W.T.

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Message from Jake Heron, President

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The Housing Corporation exists to provide modest housing for families in need of accommodation and to foster the development of homeownership in the Northwest Territories.

The Corporation offers home improvement programs and homeownership programs through its District Offices. Housing Associations and Authorities, located in forty-five communities throughout the Territories, manage our housing units. (One exception is Sanikiluaq, where housing is managed by the community council.) Our District Offices work closely with Housing

Associations and Authorities to ensure they have the skills and resources to fulfil the responsibilities of their agreements with the Corporation. Headquarters staff work both directly and indirectly with the communities. The Community and Program Services (CAPS) division, working with District offices, provides training, support and advice to the communities. CAPS also helps monitor and evaluate housing associations and authorities.

In the past year, our Policy & Evaluation division has consulted widely with communities to develop an economic development strategy. More than half of the Housing Corporation's project funding is from Canada Mortgage & Housing Corporation (CMHC). CMHC, being a federal Corporation, is bound by Treasury Board regulations which prohibit application of any preference policies. The N.W.T. Housing Corporation cannot always extend the same preference to northern suppliers and contractors as the GNWT.

However, every effort is made to encourage local businesses and local employment. The Corporation responds to the character of the different communities it is serving when constructing public housing. The means of construction used depends

tion problems exist in a particular community. In some communities, Fort by the Corporation this year and a separate contract was let for the labour contracted the "supply, ship and erect" of units to specification. Another recent approach has been "design build" which was done in a number of communities including Hay River and Iqaluit.

Similarly, our Corporate Services division, which is responsible for purchasing of materials, breaks tenders up into commodity groups in an effort to allow more northern firms to bid on materials. Materials are purchased for delivery by winter road, by highway, by barge and/or ship and in a few cases, materials are air lifted.

In 1990, CMHC did a comprehensive national evaluation of the Rural and Native Housing (RNH) Program. The RNH program, introduced in 1974,

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Contributions from the Government of the Northwest Territories

operations and maintenance are credited to operations, except for those amounts provided for loan principal repayments which are credited to equity. Capital contributions are credited to equity if used for capital expenditures, or to operations if used for repairs, maintenance, grants and other costs.

Contributions to local housing organizations

Houses owned by the Corporation are operated by local housing associations and authorities. The Corporation provides contributions for the annual operating requirements of these local housing organizations. These contributions are recorded on an accrual basis by the 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 Superannuation Plan administered by the Government of Canada. Contributions 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.

Employee benefits

The Corporation accrues in its accounts the estimated liabilities for severance pay, annual leave and overtime compensatory leave, which are payable to its employees under its collective agreement, or in accordance with its policy.

3. Investment in housing projects - land and buildings (thousands of dollars)

(CD4°C_&CDC)

×		1991		1990	
		Accumulated			
		Amortization			
	Cost	ال،<دِ-طبر	Net	Net	
	all > D < c	9P7,46-94c	₽₽₽₽₽¢	۴۵۵۶c	
Land assembly	\$ 297	\$ -	\$ 297	\$ 458	_o_ <15696/5CD0-86_0C
Public housing	181,425	59,998	121,427	119,656	PDDG-GAC ALPRIANCECOLC
Northern rental housing	5,231	4,734	497	771	24°CC127°4°CPC°CP 7C12°494
Senior citizens' housing	3,075	828	2,247	2,323	$\nabla_e \sigma \supset \ell P \nabla_c \nabla_i r \supset \ell + d \ell + d \ell + d \ell$
Construction in progress	10,996		10,996	8,613	∇_{Γ} 244-9814c Γ 556-44c
	\$ 201,024	\$ 65,560	\$ 135,464	\$ 131,821	

4. Investment in housing projects – mortgages receivable (thousands of dollars)

4. Padypricode 01-21-40-814-6 - 401001-004-6 Pady-de (CD4°C'L+CDC)

	1991	1990	
First mortgages, rural and remote housing,			/% ⁻ - ¹ <" 4D°D4°CP4°1, NPCPL4°1°0, D°L/°D+
bearing interest at rates varying between			Δ' \supset \subset 'D \subset ' \supset ' \subset
0% and 14 1/4% per annum, repayable over			14 1/4 >\^, <f\jcl^\ \\="" \d\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\<="" dpd_c="" td=""></f\jcl^\>
a maximum period of 25 years	\$ 1,137	\$ 1,290	44°FC 47°704°CD4°, 5P7°°FDN6-C 47°76°6000-6
Other mortgages, bearing interest at rates			6 >5
varying between 6% and 14 1/4% per annum,			>/P.J.c'
repayable over a maximum period of 25 years	508	616	DPDC 25 DIGCE LICE.
Interim financing loans, bearing interest			PLDYNJE 47704CDLDA'CL'CV, PD*9FDA-C
rates between 13 1/4% and 15 1/4%, for			13 1/4 >\~
indeterminate periods	247	337	√1566 CDYL 50 C → CD6.
	\$ 1,892	\$ 2,243	
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Contributions from the Government of the Northwest Territories for

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Notes to Financial Statements

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1. Authority, objective and operations

The Northwest Territories Housing Corporation, incorporated in 1974, is a Territorial Crown corporation named in Schedule B to the Financial Administration Act and operates under the Northwest Territories Housing Corporation Act. Its principal objective is to develop, maintain and manage public housing programs in the Northwest Territories.

The Corporation participates in various public housing and homeownership programs which are cost-shared with Canada Mortgage and Housing Corporation. Canada Mortgage and Housing Corporation provides funds under cost-sharing agreements for a specified proportion of expenditures, subject to a maximum dollar amount, on individual projects within each program.

The Corporation is dependent upon the Government of the Northwest Territories, either directly or indirectly through guarantees, for the funds required to finance the net cost of its operations.

2. Significant accounting policies

Investment in housing projects - land and buildings

Land and buildings constructed by the Corporation are stated at the lower of cost or replacement value, less recoveries from Canada Mortgage and Housing Corporation. Northern rental housing, which has been transferred from the Government of the Northwest Territories, is stated at the transferred amount. Amortization is provided using the following methods and annual rates.

Public housing and senior citizen's housing: Declining balance, 5% Northern rental housing: Straight line, 5%

Property and equipment

Property and equipment are stated at cost. Amortization is provided using the following methods and annual rates:

Office furniture and equipment: Declining balance, 20% Warehouses, office buildings and staff housing: Straight line, 5% Leasehold improvements are amortized on a straight-line basis over the terms of the leases.

Homeownership assistance grants

The Homeownership Assistance Program (HAP) provides conditional grants in the form of a housing package to eligible residents of the Northwest Territories. Forgiveness of these conditional grants are earned by the clients over a five year period provided principal residency is maintained in the HAP units.

The expenditures under the HAP program are treated as an expense in the year incurred. In the event a HAP recipient subsequently defaults on the terms of the HAP agreement, the unforgiven portion of the grant assistance must be refunded to the Corporation. The refundable amount is recorded as recoveries in the year in which the recipient defaults on the grant previously received.

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was designed to address housing needs of rural households in Canada. Eighteen per cent of Canadian rural housing needs are in the N.W.T. Last summer, staff of CMHC travelled throughout Canada, holding meetings and soliciting written comments asking, "How can we help you better?". Public meetings were held in Pangnirtung, Cape Dorset, Iqaluit and other communities in the Territories. It is expected that the outcome to this review will be some program changes.

Our motto is, "Helping People House Themselves". In the following pages you will find profiles of six different communities and their Housing Authorities or Associations. These are examples of the communities we assist. We are proud of their accomplishments.



Community Profiles

Fort Franklin

Just south of the treeline, Fort Franklin is situated on the southwestern side of Great Bear Lake. Originally Sir John Franklin's winter camp, the nomadic Northern Slaveys of the area did not actually start to settle there until 1949 when a day school was opened. Fort Franklin presently has a population of አነግር ነው አንግር አስተፈርት ተመደመ አስተፈርት about 550 of whom 92% are Dene. There is considerable fishing and hunting activity. Caribou, lake trout, whitefish, moose, black bear, beaver, marten and muskrat are harvested. Fort Franklin is a "dry" community (prohibition is in place).

Jimmy Tutcho is the chairman of the Housing Association. After working for a few years in Inuvik, Mr. Tutcho returned to try to help improve the situation in his community. Charlie Barnaby, NWTHC Board member, says, "Jimmy Tutcho is a very smart man who does not miss a thing". Mr. Tutcho is also the chairman of the Shihta Regional Council and a member of the Regional Health Council.

All Housing Association Board members and staff are Dene. The manager, Agnes Yukon, has worked for the Association for five years. Ms. Yukon, in the pattern of a good manager gives credit to all of her staff

for the success of the Association. Albert Sewi has been maintenance foreman for sixteen years. "His dedicated work and expertise has been very helpful. He is very good at planning." The maintenance shop is clean, (it has even been described as immaculate) and well organized.

Fort Franklin may be remote but it certainly is not backward when it comes to technology and communication. The Association has its maintenance inventory on computer, as well as, its budget and general ledger. It even has a system whereby letters regarding rent default are generated by the computer. Ms. Yukon emphasises, however, how her (and her staff's) ability to speak the North Slavey dialect is most important. She regularily prepares tapes on such subjects as "The Role of the Housing Association", on "Furnace Maintenance" and "Fire Prevention". She gets assistance from the language centre at the school and the tapes are played over the local radio station, CBQO. The fax machine has been a real asset in improving communications with the District Office 700 air kilometres away in Inuvik. (The sub office in Norman Wells is more that 100 air kilometres away.)

The Housing Association, the Band and the Hamlet work closely together. The Fort Franklin band was contracted by the Housing Corporation to build a duplex, as per the communities public housing allocation for 1990/1991. The contract went reasonably well although it was delayed slightly in the fall because of hunting.

Fort Franklin

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John Baton's house, Fort Franklin. (Macintosh.) 4" NOC" DISTORU, SOC >500". (LPC)

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۵۰ سر ۱۹۰۸ و ۱۹۱۵ ای ۱۹۰۸ میل ۱۹۸ میل از ۱۹۸ میل ۱۹۸ میل ۱۹۸ میل ۱۹۸ میل ۱۹۸ میل ۱۹۸ میل از ۱۹۸ میل ۱۹۸ میل از ۱۹۶۸ مناحد ۱۹۲۸ فات فی ۱۹۶۲ کانا در کرد کرای در کار کرد کرد کانا کرد $\Delta \cap \mathcal{A} \cap \mathcal{$ PDDA LAC ALIGNOR - 1990-91-F. 6 DICENTIA A OF GRANGE TO ALLACD 55%, POUCS/[546] OF DPOSIGN OF JULY DC NYHON' _ C.

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Statement of Changes in Financial Position

6-07- 7-20-4-4-4-6-C 01-4-8-12-8-1- Depl-CD4-

	1991	1990	
Cash provided by (used for):			¦∽⊳≻c ⊲⊃∇~~⊳∪⊂⊳≺c (⊲⊃₁⊂⊳≺c):
Operating activities Excess of expenses over revenues and recoveries Items not involving cash Amortization Allowance for notes receivable and purchase options	\$ (7,542) 7,311 328	\$ (6,305) 7,100	⟨¬¬,с¬,с¬,с¬,с¬,с¬,с¬,с¬,с¬,с¬,с¬,с¬,с¬,с
Gain on disposal of land and buildings (Decrease) increase in allowance for employee leave and termination benefits Changes in non-cash operating working capital	(41) (41) (41) 10,610	(484) 41 (2,766) (2,414)	
Financing activities Contributions from the Government of the Northwest Territories credited to equity Repayment of long-term debt	12,705 (420) 12,285	13,534 (447) 13,087	 !
Investing activities Additions to investment in housing projects Land and buildings Mortgages receivable Additions to property and equipment Recovery of capital costs from Canada Mortgage and Housing Corporation Proceeds from disposal of land and buildings Reduction of mortgages receivable	(38,491) (304) (1,810) 28,169 83 548 (11,805)	(34,806) (940) (1,506) 23,269 677 738 (12,568)	\$\$\burderline{\burderli
Increase (decrease) in cash	11,105	(1,895)	Δ_(°C°P)^^() (Γ°C°P)^Δ
Cash at beginning of the year	10,941	12,836	Pady DPD dang to
Cash at end of the year	\$22,046	<u>\$ 10,941</u>	° − − − − − − − − − − − − − − − − − − −
For the year ended March 31, 1991			DPD' = " \$Jd= c NP"> 1° L C' 31, 1991

DPD " " " " " DP" ~ C L C7 31, 1991 (CD1° CC+ CD5)

Statement of Equity

	1991	1990	
Balance at beginning of the year	\$ 48,451	\$ 41,222	DPD' Nrd'o-"Lo-
Excess of expenses over revenues and recoveries	(7,542) 40,909	(6,305) 34,917	dLd,9∇c dD,CD44c bU,UCD44c,¬
Contributions from the Government of the Northwest Territories			۱۹۶۲م ت ت دلار از ۱۹۶۱م کی ۱۹۶۲م کی کی کی کی کی کی کرد کرد کی در از ۱۹۶۸م کی کرد کرد کرد کرد کرد کرد کرد کرد کرد
Capital contributions used for capital expenditures (Note 7) Other capital contributions Operating contributions provided for	12,413	13,192 132	マア・ドイン・マング・アンクト・マング・マップ・マップ・マップ・マップ・マップ・マップ・マップ・マップ・マップ・マップ
loan principal repayments	160 12,705	210 13,534	D¬2-plc DbD, ¬+pld+ D22D4cD4c db-DCD+plc
Balance at end of the year	\$ 53,614	\$ 48,451	~~ cUq, 7r>~~5449plc

For the year ended March 31, 1991 (thousands of dollars)

DPD < 2 " 8Jd2 " NP"> C L C7 31, 1991 (CD1° CL& CD5)

Fort Providence

Fort Providence is a hamlet of about 600 people located on the north side of the Mackenzie River where it is crossed by the Mackenzie Highway. (ice road in winter: ferry in summer).

The community is predominantly Dene. A Roman Catholic mission was established at the present site of Fort Providence in 1861. The South Slavey name for Fort Providence is "Yahti Dew Ko" or "home of the Bishop". At one time the mission ran a farm with forty head of cattle. Some of the older

community residents still speak French (which they learned from the missionaries) but English and South Slavev are the predominant languages. Tourism, highway services as well as trapping and handicrafts are some of the activities of the community. Seasonal work on upgrading of the Mackenzie Highway has provided a source of employment to the community over the last two years.

There are 94 public housing units in Fort Providence. Maggie Levavasseur, Housing Manager at the Fort Providence Housing Association, says that there are thirty people on the waiting list for a unit. Presently many of these couples and/or families are living with their parents.

The Housing Association also operates the Seniors Home . Deh Gah Go Otie Kue contains sixteen units.

Yellowknife

Yellowknife is the capital of the N.W.T. It is also the location of the Northwest Territories Housing Corporation headquarters and North Slave District office. The population of Yellowknife is over 13,000 people. It is the

N.W.T. The territorial and federal government, gold mines, transportation and tourism support the economy. The Yellowknife Housing Authority manages 230 units, the second largest inventory of public housing in the N.W.T. (Igaluit has the most).



HAP Construction, Fort Providence. (Heron.) 2° F 5° 6 Δ1_5 d ∩ C 3° J 5 d C >5 C C°. (HD D 5°.)

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Yellowknife

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Statement of Operations

Jim White, manager of the Yellowknife Housing Authority has a staff of four PL (A) A Lack I L administrative and seven maintenance staff. A major problem for the Yellowknife Authority is the turnover of apartments. New people are constantly coming in from other communities in the N.W.T. and from southern Canada searching for employment. Some tenants find employ-communities. There is usually about 100 applications on file.

Larry Babiuk has been chairman of the Board of Directors of the Yellowknife Housing Authority for ten years. Mr. Babiuk sees the role of the Board as developing policy and ensuring the policy is carried out. The Board occasionally plays the role of mediator when there are disagreements between a tenant and the staff. The real problem with social housing in Yellowknife, Mr. Babiuk says is an educational one. The Authority staff is kept very busy getting people into units. Mr Babiuk hopes that in the future the Authority will have the time and resources to work with their tenants and ልት ጋር ላይ ነው የነገር ላይ teach them how to live as comfortably as possible.

Arviat

Arviat is located on the west coast of Hudson Bay. The closest community is Rankin Inlet which is 241 kilometres to the the north. Arviat (previously

known as Eskimo Point) is a hamlet of just over twelve hundred people, 93% of whom are Inuit. Forty six percent of the population is under the age of fourteen.

Arviat, for centuries was a summer camp for inland Pallirmiut Inuit. It was where they hunted seal. Residents still travel extensively to hunt seal, caribou and polar bear and to net arctic char, grayling and trout. The Inuit Cultural Institute was established in Arviat to help preserve the culture and language. Even though, like other northern communities its size, Arviat has no bank, there are a large number of entrepreneurs in this community involved in construction, handicrafts and transportation.

The Arviat Housing Association administers 215 housing units. The Board of the Housing Association is a progressive thinking group. Some of the Board members live in their own HAP homes and others live in public housing. This helps to give them a balanced perspective.

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- dr ماملانه، عبد طیهدموری در استهدام از هههدمهدری ۱۹۵۰ و استهد

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Elder's Residence, Arviat. (Anderson.) Δ°2) 56 Δ° Δ°5 75 8° C. Δ° Δ° C. (3°) 55° .)

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	1991	1990	
Expenses			4D4Cb4c
Contributions to local housing organizations Repairs, maintenance, grants and other costs	62,447	59,153	
funded by capital contributions	27,696	22,346	6-D7-PUCD4c ADJUEC APJUEC
Administration (Schedule)	16,599	16,120	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
Interest on long-term debt	13,025	13,082	%J~%UDUc 419
Amortization	7,311	7,100	9P-146-94c
Settlement of apartment operations	550	-	90-C0-2-c 71-149-c 966204c
Workshops and studies	335	390	PUF-20c 2P5/2CD40,7 4D2CD4c
Allowance for notes receivable			\$\\\`C\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
and purchase options	328		¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬ ¬
	128,291	118,191	
Revenues and recoveries			₿₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽
Contributions from the Government			∇₽٩,<\₽,14c ™ = = = = = = = = = = = = = = = = = =
of the Northwest Territories (Note 6)	\$ 62,621	\$ 62,261	C∩45° (N∩65° 6)
Recoveries from Canada Mortgage and			DU:UCD4c P=CD, Vr=c7,44,9,4,=c
Housing Corporation (Note 9)	53,011	45,032	(NOS68 9)
Interest and other revenue	5,048	3,932	5P)-8CDÓC <2/8C > 60 D>C<
Gain on disposal of land and buildings	41	484	° D5'C*11'C = 0 '6'CDN"-1 Δ'-5'4'C"-1
Recovery of prior year grants	28	177	DUJC 914- 7P5/19-C
, , , , ,	120,749	111,886	2113 4 10 2001 40
	120,749	111,000	
Excess of expenses over revenues and			√₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽
recoveries (Note 10)	\$ 7,542	\$ 6,305	>n∵c (nn%% 10)

For the year ended March 31, 1991 (thousands of dollars)

DPD < = " SJd= C NP"> C L C7 31, 1991 (CD5° CC+ CD5)

Balance Sheet

Paphepapie

,	1991	1990	
ASSETS			\bigvee 29UL > \bigvee 4
Current			L° ⊾
Cash	\$ 22,046	\$ 10,941	∳ _← Dy ^c
Accounts receivable			SP-DCD19-c SP-DCD11-1CDc
Canada Mortgage and Housing			POCD, Dr DUTELL POLICE
Corporation	12,573	19,276	90>4/2
Government of the			~oc∪d,
Northwest Territories	282	292	\
Other	4,045	3,331	dr.olc
	38,946	33,840	
Investment in housing projects			6~D>>P
Land and buildings (Note 3)	135,464	131,821	-0-7c ∇r-24<0> (UU2+P2+ 3)
Mortgages receivable (Note 4)	1,892	2,243	
Notes receivable and purchase options		328	UU1PDUc \db-DU1/c \DV4/D4, \bullet_1)7
	137,356	134,392	*
Property and equipment (Note 5)	7,979	6,735	ᢏᡒ┖ᠳ╙ᠨᢧᢋᢛᡕ᠕᠈ᡧᠾᢇᡣᢇ (∪∪᠈ᠻ᠈ᠨ
	\$ 184,281	\$ 174,967	
LIABILITIES			ţ∽⊳ネィUレネ⊳≺。
Current			L-a-a
Accounts payable	\$ 7,149	\$ 6,355	46-0CDL44-c 6-07-c
Accrued interest	3,245	3,260	97-404 PU-990
Due to the Government of the Northwest	0,240	0,200	01-0CD14-6 16 1-9-0C
Territories (Note 6)	5,815	3,308	CN⊲५ (\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Unapplied capital contributions (Note 7)	16,963	15,768	Φ° >CP\Γμιο αβοίοι Φρίγαμι (UUβ» 1)
Contractors' holdbacks	373	243	9-7445 ALDCD/4U/2.e.
Current portion of long-term liabilities	828	827	[~ Δ=5,9,4,7,5,6,6 \ \
Sarron portion of long torm habilities	34,373	29,761	2 2 2 3 3 3 2 3
Long-term liabilities (Note 8)	96,294	96,755	✓d- (Å_▷५¼∩٢५▷≺° (∩∩%° 8)
Long term labilities (Note of		1	400 (1207 011170 (11110 0)
	130,667	126,516	
Commitments (Note 11)			√D¹CD√6√c (∩∩6√6 11)
Contingent liabilities (Note 12)			P=D574NP5D4_5 <>P=DCD4445 (NN%4 12)
EQUITY			~ "∟ ~ ₄⟨∪เ,>⊳ <.
			£ 10 011170 (
Government of the Northwest Territories	53,614	48,451	™CLU⊲, I%Fr944,™c
	\$ 184,281	\$ 174,967	
Approved by Management			
Approved by Board			
Deported as at March 21, 1991			PᲡ~56576 Ĺ57 31, 1991-୮6
Reported as at March 31, 1991, in thousands of dollars.			(CP1°C=÷-0-5)
in thousands of donars.			(LV) (LG-J-)

The administrative staff who allocate housing, collect rents and prepare budgets are all female Inuit. The maintenance staff who make repairs, maintain material inventory and complete preventative maintenance are all Inuit men. District Manager, Peter Scott thinks the strength of the Association lies in the atmosphere of co-operation. Employees work as a team.

Simona Issakiark-Baker, the Housing Association Manager, says there are many challenges that she and her staff have to face. With so many units and so much need for housing, it is difficult to keep everyone happy. The Association has to work hard at this. Mrs. Issakiark-Baker says that administering the funds of the Association, keeping within budget and balancing the books is a great responsibility and a real challenge. Nevertheless, her greatest personal challenge, she says, is going out polar bear hunting. This year she shot her second polar bear.

Pelly Bay

The community of Pelly Bay is on the west side of Simpson Peninsula where the Kugaardjuk River enters St. Peter Bay. The community is

approximately 1300 air km north east of Yellowknife and is within the Kitikmeot Region.

The people of Pelly Bay are Netsilingmiut, whose seal-dependent way of life changed very little through what were the whaling and trapping periods elsewhere in the North. The first recorded contact by white travellers with the people of Pelly Bay was in 1829, when the expedition of Englishman John Ross wintered in the area. It was not until 1935 that the first white settler Father Henry, an Oblate missionary, actually took up residence at Pelly Bay. Father Henry built a small stone church that still can be seen. In

1961, the school was built and a few years later the powerhouse warehouse was also constructed and at that time these were the only permanent buildings in the community. In recent years, a small commercial char fishery and fine ivory carvings have come to supplement the hunting/ trapping-based economy of Pelly Bay.

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STACLEST DISCRETE ONSTATIONS.

\$\$P\$P^_J _\D'_>\text{\colored}, C\D'\Z\D\C\D'\Z\D\D\D\S\C\D'\S\C\Z\T. 2777 - 1-1C "C10707"> 12 - 1-1C "C1-10CD - C107-10CD ΓΡ-97Π΄ \%61Τ΄ \2 %04L' Δα-Φ'>>Ο' Π΄ ΕΔ>-Φ>ΦΟΤΕΘ'

Auditor's Report

Papteal 1000 Papte 100

Pelly Bay currently has Hamlet status with an innovative local Hamlet Council. The community also has the unique advantage that the local Member of the Legislative Assembly, John Ningark, resides in the community and this has helped in developing the community based local government. The community held a liquor plebiscite in September 1979 and $\Delta\Gamma$ (C Δ -(ADUT $\Delta\Gamma$ (C Δ -(ADUT $\Delta\Gamma$ (C Δ -(ADUT $\Delta\Gamma$ (C Δ -(ADUT $\Delta\Gamma$ (C Δ -(ADUT $\Delta\Gamma$ (C Δ -(ADUT $\Delta\Gamma$ (C Δ -(ADUT) $\Delta\Gamma$ (C Δ -(ADUT has been a dry community ever since. The community is held in very high esteem throughout the region for their firm stand on liquor prohibition. Pelly Bay is still a very traditional Inuit community. Because of its leadership, the

community has been recognized as one of the most forceful Inuit communities in the North.

The local Housing Association is led by a strong seven (7) member Board of Directors. The Board is made up of local housing tenants with a very limited ability to communicate in any other language than their own. The Administration of the Housing Association is handled by two individuals: a Manager and an Assistant Manager. Both of these staff members have been with the Association for quite some time and this has helped them to develop an efficient and effective Housing Organization. The Association has a Maintenance staff of

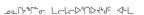
four people made up of a foreman and three journeyman maintenance servicemen. The Association administers a housing stock of approximately

Through the initiative of the local M.L.A. and the strong leadership of the local Hamlet Council, the Corporation and the Hamlet joint ventured in a "Demonstration Project" this summer. The project encompassed the use of local labour to build a multiplex unit. The Hamlet administered the project and the Corporation provided a Project Superintendent and contracted out the electrical/mechanical work. To date the project is right on schedule. All members of the local crew that started on the project in June 1991 are still in place.

Pelly Bay has the unfortunate distinction of having what is probably the highest cost of living of any community in Canada largely due to its inaccessibility to barge traffic. This situation could be changing. On September 3, 1991 the Coast Guard was able to break through the ice at the north end of the St. Peter's Bay. Further work will have to be done by the Coast Guard but the community is one step closer to being served by an annual sealift

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To the Minister Responsible for the Northwest Territories Housing Corporation

I have audited the balance sheet of the Northwest Territories Housing Corporation as at March 31, 1991 and the statements of operations, equity and changes in financial position for the year then ended. These financial statements are the responsibility of the Corporation's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In my opinion, these financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 1991 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. As required by the Financial Administration Act, I report that, in my opinion, these principles have been applied on a basis consistent with that of the preceding year.

I further report that, in my opinion, proper books of account have been kept by the Corporation, the financial statements are in agreement therewith and the transactions of the Corporation that have come to my notice during my examination of the financial statements have, in all significant respects, been in accordance with the Financial Administration Act and regulations, of the Northwest Territories Housing Corporation Act and the by-laws of the Corporation.

Raymond Dubois, FCA Deputy Auditor General for the Auditor General of Canada

Ottawa, Canada June 28, 1991

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♦)
, b ₹ 28, 1991

HAP project materials being loaded for the trip to Pelly Bay.

(Saunders.)

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SINCHAILE SOLLINCO-SILC.

Economic Development and Tourism have embarked on the development of a seminar which should prove beneficial to all local contractors interested in bidding on Corporation projects. The first seminar will take place later in 1991.

Staff turn-over in the District Office is still a major concern. New staff take time to train but utilization of skills developed is not fully realized due to the short tenure of employees. Staff shortages in the Baffin District have been experienced for many years and there appears to be no solution to the problem in the near future.

Development and training at the Association level has also been curtailed due to District staff shortage. Emphasis has been placed upon the delivery of Homeownership Programs. The required deadlines for these programs has necessitated a concerted effort by staff to fulfil the criteria. Monitoring and support of Association activities has suffered as a result.

The Home Improvement Program was promoted and advertised region-wide for the first time and a great deal of interest came from clients in Iqaluit and Pangnirtung. Much of this interest has been generated by sales of units in these communities under the Northern Territorial Rental Purchase Program.

The Associations/Authority in the district are staffed largely by local people, both in administration and maintenance. Eight out of the 13 Associations' housing managers are Inuit and seven of all managers are women. Of the remaining Association staff the majority is Inuit.

Harnek Matharoo. District Manager

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Demonstration Project, Pangnirtung. (Tessa Macintosh.)

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Pangnirtung

Pangnirtung, the second largest community on Baffin Island has a population of just over one thousand people. It is located in a most scenic fiord of the same name. A. Y. Jackson was one of the first painters to capture its splendour on canvas. Although the Inuit lifestyle was nomadic until the 1960's, there was a trading post established in Pangnirtung in 1925 and an Anglican Mission with a hospital a few years later. Hunting,

carving, weaving and tourism presently employ the residents. Pangnirtung is the access point to Auyuittuq National Park. Pangnirtung is a "dry" community.

Pangnirtung's Housing Association is managed by Louise Alexander. Ms. Alexander was raised in Pangnirtung and since being hired by the Association in 1989, has enjoyed her job, especially when she can provide people with the housing they need. Like other Associations, the challenge is to allocate the houses fairly and to try to get more houses for the community. There are five administrative staff and eleven tradesman, all hired in Pangnirtung. A preventative maintenance program is effective in keeping

the two hundred and two housing units in good repair. The Association looks after its own minor works projects, including purchasing of materials and installation. Results have been good workmanship at reasonable costs.

A demonstration project was undertaken in Pangnirtung in 1990. The project proved that community residents could build public housing as well as, or better than people from "outside". Thirteen units in nine buildings were built by twenty one Pangnirtung men with the direction of a superintendent and some tradesmen from "outside". A committee consisting of Hamlet, Housing Association, Canada Employment and Immigration and

Government of the Northwest Territories representatives met monthly to address problems with the construction project. When vandalism on the site became a problem, the Mayor, Joanasie Maniapik spoke on the radio and asked parents to advise their children to stay away from the construction sites. This resolved the problem.



Pangnirtung Housing Association Office Building.

Pangnirtung

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Jakopee Kakee's HAP House in Pangnirtung. (Heron.) トイハ もらい ムレーディマール (**デンア、(Hムトラ**.)



Total Homeownership Assistance Program house package grants 1372

Families in small communities who can afford the operating expenses of a home but who cannot afford the capital costs of acquisition are eligible to apply for a "HAP" house. The Homeownership Assistance Program provides a forgivable loan in the form of a house package, which the owner builds. Homeownership Assistance Support provides families with some assistance in the form of a forgivable loan for skilled jobs such as plumbing and heating system installation.



Home Improvement Program \$1.8 million annual budget

Repairs are expensive in the N.W.T. and assistance to families who own their own home is available through the Home Improvement Program, the Emergency Repair Program and the Senior Citizens Home Repair Program.



Interim Financing 5 participants

If a person or couple qualify to borrow money from a bank but cannot borrow it until the house is complete, the NWTHC will temporarily lend them money to construct the house.



Total Mortgage Portfolio (excluding HAP) 123

Older, "Northern Rental" houses may also be bought by the tenant, who may apply one third of the rent toward the sale price. The "Rural and Remote" program offered houses to families at a mortgage rate based on ability to pay.



Total Subsidized Rental Housing Stock 4806

The assisted rental programs provide rental accommodation to households in need at subsidized rental rates which are geared to income. The operation of all this housing is done by local community housing associations or authorities through operating agreements and financial contributions.

Subsidized Rental Units in the Private Sector 139

Located in Inuvik, Hay River, Yellowknife, Iqaluit and Fort Smith, these units are leased by the NWTHC from Territorial landlords and rented out into households in need at subsidized rates. 1990/91 was a year of innovation for the Baffin District. A number of first-time ventures were embarked upon, all of which were successful.

In Iqaluit, a senior citizens' complex of 20 units, due to begin construction in mid-1991, was designed with maximum input of the elders of the community. A steering committee was set up and chaired by a member of the District Office staff. Meetings were held on a weekly basis until sufficient data was gathered that could be incorporated into the final design.

A local group of volunteers wished to provide temporary shelter for Iqaluit's homeless. After consultations with the District Office, the group was given a duplex staff unit by the Corporation to use as a temporary facility until permanent quarters could be arranged. The two units were converted into one and accommodation for twenty one persons was provided. The facility opened in December, 1990.

The demonstration project in Pangnirtung, in which 14 housing units were erected by virtually one hundred percent local labour, proved that it is possible for Corporation housing units to be built by local labour in some communities. The standard of work was very good, and it was a pleasure to turn over the units to the Associa-

tion. A number of people from Pangnirtung were able to advance their apprenticeships by working on this project.

Following the success in Pangnirtung, District Office proposed construction of four modest bachelor units to be built by local labour in two communities. Preliminary plans were prepared and submitted to Head Office for approval. Since then, the idea has grown and final plans call for 20 bachelor units to be constructed throughout the eastern Arctic, eight of which will be in Baffin. The materials are being shipped and work will begin in the summer of 1992. Consultation is currently underway for involvement in the project with Arctic College, Canada Employment and Immigration, Social Services and Advanced Education at the regional level, and with Local Involvement Committees in the communities involved.

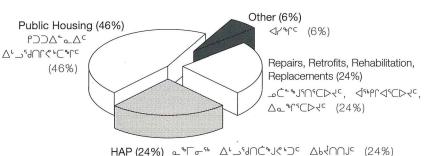
Following the suggestion of one of the tenants in Sanikiluaq, an old Inuit idea for improving heating efficiency was tried in the winter of 1990. Snow blocks were placed around the skirting of selected units to act as additional insulation and as a wind block. Reports from the community indicate that the comfort of the tenants in the housing units improved.

Many local contractors have experienced difficulty in estimating and preparing bids for projects. In order for local contractors to compete successfully, training is necessary. The District Office and the Department of

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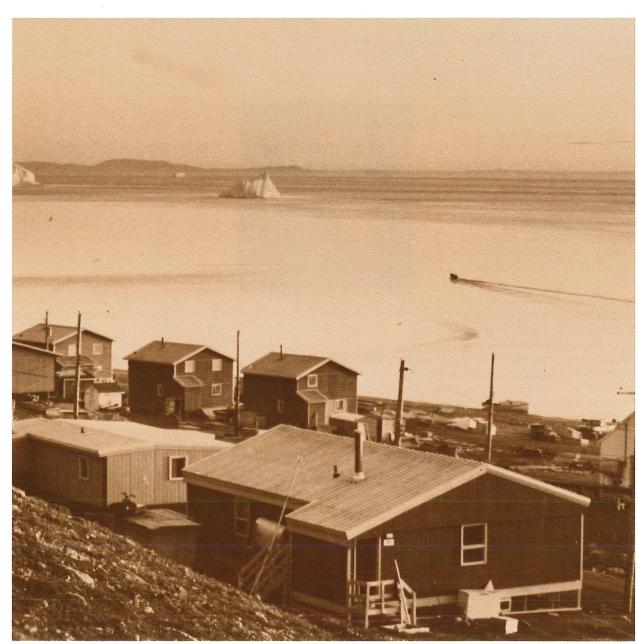
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Pond Inlet. (Macintosh.) 「こことでも、(にんでき。)



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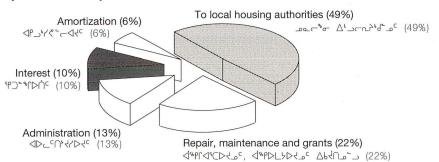


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Public Housing Construction, Aklavik. Tom Elanik, Shawn Reed, Walter Malagana, Walter Bennett. (Macintosh.) PDDA-aA- A-SIMPACAL Labora, CL Acosa, i- Le, SAC Lola, SAC NOL- (LPC)

This year proved to be a busy and productive year for the Keewatin District.

C'C DPD JHT Δ Transfer PC C DC DEC TO DECEDE TO DEC TO DECEDE TO DEC TO DECEDE TO DECEDE TO DEC. With new staff coming on stream and new initiatives to implement, 1990/91 was both challenging and rewarding.

In the summer of 1990, 43 Public Housing Units, 25 HAPs and six Retrofit II packages were delivered. The demonstration project in Coral Harbour started up in early July. A local contracting company took on the labour supply contract for the project. Other than the site Superintendent and

some of the specialized building trades, the two duplexes were built utilizing the local labour force.

Several Home Improvement loans were initiated during 1990/91. One project was particularly rewarding when a single Senior Citizen applied to have an old Northern Rental renovated to provide private homeownership. Since private homeownership, especially for seniors, is a relatively new concept in the Eastern Arctic, this client becomes one of the few senior citizens in the Keewatin, if not the only one, to achieve independent living through N.W.T. Housing Corporation's programs.

During the year, an emphasis was placed on providing more individual training to the Housing Association staff and Boards. The Programs section delivered a series of workshops to each Board,

concentrating on Board responsibilities, monitoring roles and relationships as described in the Management Agreement. Both the Programs section and the Finance section delivered one on one training to Association staff in several communities, dealing with the daily financial functions and tenant documentation, etc.

Presently the District Office has three indigenous individuals working for the Corporation, representing 27% of the staff. During the year, four training plans for trainee positions were developed or revamped. The In-Service Training Program under went a review resulting in further revisions to the training plans with the intent of securing one or two training positions during 1991/92. Initiatives to enrich the job functions of some of the indigenous employees were set in motion during 1990/91, with implementation to take place in early or mid 1991/92. These initiatives will provide career planning to the incumbents, as well as, allow for access to higher level positions within the Housing Corporation.

During 1991/92, the District Office will continue to place emphasis on training housing staff and Boards at the local level. Initiatives will continue in the pursuit of adequate representation of indigenous persons in the District Office, with the goal of achieving 50% before the end of 1992.

Peter Scott, District Manager

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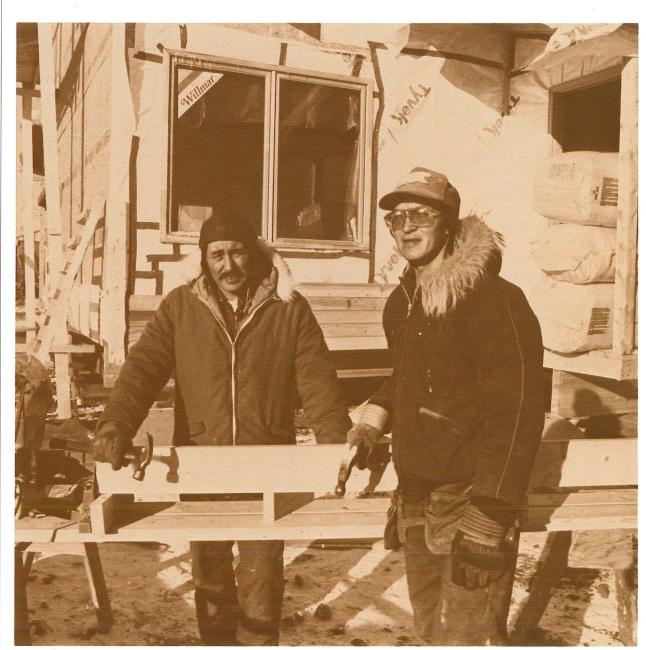
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Western Arctic District

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built this year.

Last year the Tetlit Gwich'in Council and a superintendent contracted by the Sign of Increase of the Tetlit Gwich'in Council and a superintendent contracted by the Sign of Increase of the Tetlit Gwich'in Council and a superintendent contracted by the Sign of Increase of the Increase of Housing Corporation completed a duplex and a triplex. This year, this same supervisor, originally from Southern Canada, and now residing in Fort company was low bidder on the tender for public housing this year and

completed six public housing units. The Fort Franklin Band was the successful bidder on public housing in their Sahtu community. Four public housing units were constructed. The remainder of the public housing units were constructed by northern contractors.

There is a great deal of interest in the Homeownership Assistance Program and a total of 29 "HAP" units were built in the region.

Fire losses in the Territories have been a chronic problem. More important than loss of units has been the loss of lives. In an effort to be part of the solution, our District Maintenance section developed a Fire Prevention Manual which is being adapted to be used by Associations and Authorities all across the North.

In an effort to keep Associations current, the District held a budgeting workshop in May for Association Managers and a maintenance workshop for maintenance managers in November. In 1991, a GST workshop was held for Corporation and Association staff.

A Special Project to carry out major repairs was carried out on seven Rural and Remote units in Fort McPherson.

The percentage of positions in the Western Arctic Housing Corporation District Office that were filled by Affirmative Action candidates was increased from 25% to 41% from October of 1990 to March of 1991. The District Manager is confident that his staff will consist of 46% to 50% Affirmative Action Candidates by the end of 1991. More than 90% of Housing Association and Authority staff in the Western Arctic are aboriginal northerners.

Robert Feagan, District Manager

The Western Arctic District office continued to respond in diverse ways to 4abDCD9>C.

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Kitikmeot District

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The Kitikmeot District has completed another successful year of delivering social housing programs in the region. The HAP program continued to be a very popular program throughout the region with 17 units being delivered.

The Housing Corporation and its Housing Associations continued to be one of the largest affirmative action employers in the region. Ninety-four percent of housing personnel were native Northerners. As well, 44% of the district office staff was hired under the affirmative action program.

In order to improve the maintenance of existing units, the housing associa-

tions have implemented a computerized maintenance management program which will establish inventory levels, improve time management, track maintenance activities, and monitor budget levels for each community. Various computer workshops were carried out during the year to assist in this implementation. A workshop was provided to foremen on the computer software used to handle the maintenance system in February 91. Also a further workshop was held with the foremen on the computer software DBASE III.

The Kitikmeot District is dedicated to the concept of community development especially where skill levels require upgrading and development. A special demonstration project has been initiated by the Hamlet of Pelly Bay. In this instance, a total of three units are to be built using local labour, with the exception of the site foreman and some of the specialized trades (electrical and mechanical). Construction of this project will begin in the summer of 1991.

In Cambridge Bay, the Ikakvik Housing Project has started to take shape. This is a community based

housing concept which is targeted to employed households in "Core Need" who are long-term residents of the Kitikmeot. There will be a fixed lease and it የበናር እንደነትነንና ልነ-ነትላናር ለነ-ነትላናር እነ-ነትላናር እነ-ነትላር እነ-ነትላ is expected that the clients will make the transition to private homeownership or public housing at the termination of the lease. These 10 units will allow employed residents of the Kitikmeot to establish an independent lifestyle and good working habits which would not otherwise be available without suitable accommodation. Construction of the units is slated to begin after barge delivery in 1991.

On the negative side, the District lost a long term Housing Manager, Mr. Kane Tologanak. Mr. Tologanak had been the Manager of the Holman Housing Association from 1983 to October 1990. His background and awareness of housing in the region will be greatly missed. Mr. Tologanak will continue to contribute to the Kitikmeot in his new capacity as Assistant Superintendent of Municipal and Community Affairs (MACA) in Cambridge Bay.

For the upcoming year, an emphasis is being placed on training and related areas.

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John Lanskail, District Manager





North Slave District

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North Slave District is responsible for providing support to Housing Associations in Rae Edzo, Somba Ke' (Detah and Rainbow Valley) and Yellowknife. The communities of Lac La Martre, Snare Lakes and Rae Lake do not have Housing Associations. There are no public housing units in these communities but the "HAP" provides some housing.

In 1990/1991 the fifty-two unit, Bigelow, public housing project in Yellowknife was retrofitted. Additional insulation, new windows and siding, as well as new doors and roof repairs were completed.

The sub office located in Rae Edzo at the community complex was fully staffed with a maintenance manager and a program officer. Communications with Rae Edzo clients has improved with the sub office.

Various training activities have occurred over the year including a maintenance workshop for Association and Authority maintenance staff in Fort Providence and a workshop on Tenant Relations officer's duties.

At the District Office, 40% of staff are Affirmative Action candidates. In the Housing Authorities and Association 44% are aboriginal.

The Corporation carried out the following capital projects in the North Slave District.

Homeownership Assistance Program \$2,430,000 – 19 projects

Home Improvement Program \$120,000 – 3 projects

Senior Citizen Home Repair Program 110,000 – 14 projects

Emergency Repair Program 80,000 – 21 projects

Maintenance and Improvement 364,000 – 23 projects

Jim Fennell, District Manager

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Victoria and Edward Louis Lafferty, Special Housing Project, Fort Resolution. (Tessa Macintosh.) $\Delta^{+} \Box \Delta^{+} \Box \Delta$

South Slave District

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The South Slave District focused on community and personal achievement through housing programs in the 1990-1991 fiscal year.

The South Slave District delivered in excess of \$2.9 million in the Homeownership Assistance Program, \$4.13 million in new Public Housing construction and \$528,000 in Modernization and Improvements of existing public housing stock. Two new warehouses were planned and delivered in Fort Providence and Fort Resolution along with the plans for a new administration office complex in Fort Smith. In addition, the District served the homeless through the provision of \$471,000 in Special Projects funding.

A combined total of \$786,000 in home repair support was provided to residents of the South Slave District through the Home Improvement Program, Emergency Repair Program and Senior Citizens Home Repair Program. Working closely with our funding partner, Canada Mortgage and Housing Corporation, the South Slave District received an additional \$178,000 in RRAP (Residential Rehabilitation Assistance Program) contributions, for residents in need.

The South Slave District Housing Authorities continue to perform the lead role in the delivery of the Rental Housing Program and some Homeownership Programs through community managed, block funding arrangements. They employ thirty seven full time maintenance and administration staff of which 68% are aboriginal northerners. The Hay River District Office and Fort Simpson Sub-Office employ fifteen fulltime staff members with six of them being indigenous to the Northwest Territories.

The tremendous economic and educational opportunities created by the delivery of N.W.T. Housing Corporation programs in the South Slave District created the unique ability to enhance the greatest resource of the South Slave District, its people. Business creation, education and personal skills development are the foundation of the District and continue to grow within the context of the housing programs delivery.

Two major workshops were held for Housing Authority Management and Maintenance staff encompassing maintenance and administration initiatives planned and developed in consultation with communities. The Housing Authorities had seven staff members achieve higher academic standing and skills enhancement through training initiatives sponsored by the Corporation. This resulted in better project management and administration at the community level. The final outcome has been community administered projects completed well ahead of schedule and with improved efficiency.

Working in cooperation with the Fort Smith Native Band and Metis Association, the Corporation was proud to witness the opening of a special housing duplex in Fort Smith for two local residents needing special accommodation. The community of Fort Providence oversaw the completion of five new HAP units and the renovation of three private residences under the HIP program all completed in less than one year. Safety and security systems were upgraded for all senior citizens' homes in the district.

Jack Conroy, District Manager

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