

January 24, 1993

TABLED DOCUMENT NO. 37 - 12 (3) TABLED ON FEB 17 1993

NWT GOVERNMENT LIBRARY



3 1936 00020 028 5

NWTTA KITIKMEOT REGIONAL PRESIDENT'S PRESENTATION

TOPIC: The Government of the Northwest Territories Long Term Housing Strategy and it's effect on teachers and the Educational System.

Having listen to teacher's conversations regarding the Housing Policy, receiving their telephone calls as well as reading the many letters from our members; I am here to express their concerns, questions and the possible consequences to our Educational System.

1) In 1992, the teachers in the NWT recognized the plight of the government and accepted a two year contract with a very meager 1.8% total salary increase. This was done in good faith, not expecting extreme increases in housing expenses.

The rent increases come on top of:

- reduced tax rebates
- reduced benefits under the Buy Back Plan; and
- announced intention to raise income tax by 1% and institute a payroll tax of 1%.

2) With regards to conditions of leases signed in agreement between the teachers and the Government of the NWT, Department of Personnel;

The Lease states;

"Notices pursuant to this lease shall be sufficiently communicated to the Tenant if **delivered in person** to \ or **sent by registered mail** to the Tentant."

As this was not done, the rent increase on April 1, 1993 will be in breach of the Landlords and Tenants Act of the Northwest Territories. Tenants must be given three months notice for all rent increases.

3) There are many questions regarding the actual breakdown of the rental increase;

- The rent is to be based on the **usable square meterage** of the house. What is usable space and who decides this? Will the tenants be notified what their usable space is?
- The age of houses will not be considered in the new rental increase. Many houses are poorly constructed and maintained. They are drafty and have snow blowing into them during storms. Many are 2 x 4 construction. How can the teachers be expected to pay to heat these homes?
- In many communities teachers have no choice in size, quality or type of housing they live in. They are required to live in the unit given and now will be also required to pay high rents and high utility cost.
- As of April 1, 1993, electrical cost will be charged above and beyond the new rental increase. With water/sewer charges to follow in September 1993 and fuel charges in April 1994. However, included in the new April 1, 1993 rent amount, tenants will be paying a fee for fuel, water and sewer based on their usable square meterage.

ie.) April 1, 1993 New rent \$700.00. (fees included; Fuel 91 cent per usable sq/meter and Water/Sewer 26 cents per usable sq/meter), additional utility,Electricity.

Does this mean that the rental increase as of April 1, 1994 will not include this additional fees and in turn the rental amount should go down? Or does it mean that the tenants will be paying twice for their utilities?

- Furniture used to have a separate monthly charge added to the monthly rent. Now, it is very unclear how we are being charged for the use of the Government furniture. Department of Personnel claims there is no breakdown for furniture and it is just part of the usable square meterage. The Department of Public Works sees the furniture rates as tripling. Again, age of the homes and it's furniture has no bearing on what the tenants must pay.

- Information on the "User Known Monthly Cost" of fuel and water/sewer will only be made available to the tenants directly before the utilities will be charged. This makes it very difficult for our teachers to decide if their salaries are enough to provide them means for a reasonable way of life.

4) Letter from Doug Crossley, Regional Superintendent Kitikmeot Region to The Mayor, Hamlet Council, Taloyoak, NWT, advising **additional charges for snow removal** to the GNWT housing units to ensure adequate Municipal service access. We are not private home owners and should not be treated as so.

5) The Strategy is supposed to be designed to ensure a more fair and equitable staff housing program. How is this possible when you compare a house in Taloyoak with one of the same size in Yellowknife.

As of April 1, 1994

Taloyoak (three bedroom home)

Base rent	\$1400.00
*Electricity	\$ 200.00
*Water/sewer	\$ 200.00
*Fuel	\$ 400.00
*Snow removal	\$??

The monthly rent will be well over \$2000.00.
(* Charges estimated)

Yellowknife (three bedroom home)

*Base rent	\$1500.00
All utilities included!	

* From the Yellowknife Real Estate Guide, January 8, 1993.

High rents and food cost will force teachers from the northern communities.

6) Transfer the administration and operation of staff housing from the Department of Personnel and the Department responsible for Government Services and Public Works to the NWT Housing Corporation by April 1, 1994. Will there be a different rental structure for those living in former GNWT housing as to those living in Housing Corporation houses? Will it be on an income basis? Will government employees be discriminated against just because of who they work for?

7) The teachers across the Northwest Territories are deeply concerned about the effects of this policy on the quality of education in the NW. As teachers can no longer afford to teach in the North, there will be:

- Higher turnover in teachers. We will be back to the revolving door situation that was the standard before the early/mid 1980's. This lack of continuity affects the quality of education in the classroom.

- The Northwest Territories will not be able to compete with southern jurisdictions for

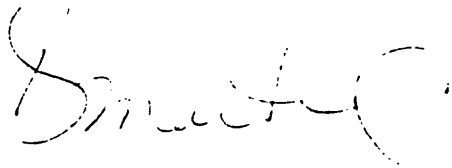
teachers. There will be less choice and we will perhaps be unable to fill teaching positions, particularly in the smaller communities.

- We want our schools staffed with quality teachers not just with warm bodies. We will not be able to compete for quality teachers. The quality of instruction in the classroom will suffer and our children will pay the price.

- Many of the Aboriginal Classroom Assistants and Teachers in Training will not be able to bear the weight of the proposed housing strategy. This will only destroy the incentive for aboriginal people to enter the teaching profession and for aboriginal educators to remain in teaching. Again, it will be the children in our communities that will pay the final price.

In closing, I would like to thank you for your time and ask that the Board Members support the teachers and the NWTTA in their effort to ensure we receive a fair and equitable staff housing program. We need you to help us maintain the quality of education in the North.

Thank You.

A handwritten signature in cursive script, appearing to read "Debra Martel".

Debra Martel
NWTTA
Kitikmeot Regional President

