1991-1992 Annual Report

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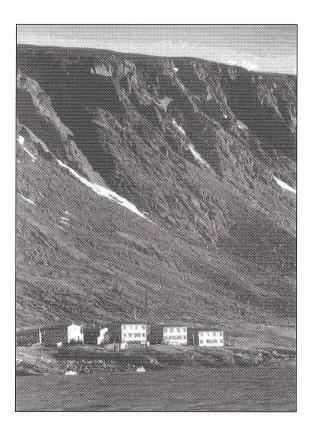


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LETTER OF TRANSMITAL

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Daniel Norris Commissioner, Government of the Northwest Territories.

Dear Sir:

I have the honour of presenting, for the information of the Legislative Assembly and yourself, the annual report of the NWT Housing Corporation, for the year ended March 31, 1992. Legislative Assembly and yourself, the annual report of the NWT Housing Corporation, for the year ended March 31, 1992.

Yours truly,

Don Morin Minister Responsible for the NWT Housing Corporation

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A MESSAGE FROM THE HONOURABLE DON MORIN, MINISTER

Everyone needs a place to live. Adequate housing is a necessary component of healthy living. It also contributes to success at school and success on the job. I was pleased to be named the Minister Responsible for the Northwest Territories Housing Corporation by Government Leader, Nellie Cournoyea in November, 1991. It is a very important portfolio.

Just as adequate housing can have a positive impact on a person's life, the work of the Housing Corporation also benefits the economic life of communities in the NWT. The Northwest Territories Housing Corporation continues to

contract with local Housing Associations and Authorities to deliver property management services in 46 communities. This provides employment for over 300 people. Approximately 80% of these employees are aboriginal northerners. In addition, construction is a large part of the Corporation's business, and construction projects provide opportunities for northern business, for employment and for training. In 1991-1992, 99% of contracts awarded by the Corporation went to Northern businesses.

Of course, the most important contribution the Corporation makes is to provide a family with a new or renovated home. In 1991-1992, the Corporation provided 410 families with adequate, suitable and affordable housing. Although the Corporation is proud of this accomplishment, we cannot ignore the fact that the demand for housing continues to grow.

The 1990 Needs Survey indicated that 3100 families are in need of housing. The population of the NWT continues to grow at a rate unsurpassed anywhere in Canada. Population growth statistics indicate an additional need of approximately 150 units each year.

Canada Mortgage and Housing Corporation, our funding partner, has also indicated that their ability to provide funds to help solve the NWT's housing problem is restrained by the growing national deficit. As Minister, I will be actively pursuing the re-instatement of our funding levels.

Our challenge at the Housing Corporation is to find innovative and affordable solutions to meet the unique housing needs of NWT residents in our communities. As Minister Responsible for the NWT Housing Corporation, I am committed to working with communities to find those solutions.

Hon. Don Morin Minister Responsible for the Northwest Territories Housing Corporation



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N.W.T HOUSING CORPORATION DISTRICT OFFICES

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Baffin District Office P. O. Box 418 Iqaluit, N.W.T. XOA OHO 819-979-4421

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

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

Rankin Inlet District Sub-Office P. O. Box 27P Rankin Inlet, N.W.T. XOC OGO 819-645-2826

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

Norman Wells District Sub-Office Box 429 Norman Wells, N.W.T. XOC 0V0 403-587-2732 Keewatin District Office P. O. Bag 5000 Arviat, N.W.T. XOC 0G0 819-857-2873

Yellowknife District Office 5103-51 Ave., Suite 201 Roman Empire Building Yellowknife, N.W.T. X1A 1S8 403-873-7795

Taloyoak District Sub-Office General Delivery Taloyoak, N.W.T. XOE 1B0 403-561-5053

Pond Inlet District Sub-Office General Delivery Pond Inlet, N.W.T. XOA 0S0 819-899-8778

Fort Simpson District Sub-Office Box 436 Fort Simpson, N.W.T. X0E 0N0 403-695-2519 ∆ ቃል [∿] Γ ላል [⊾]ጋ ና / L ታ D ጚ Γ በበና ናል [⊾] P.O. Box 2200 Inuvik, N.W.T. XOE OTO 403-979-7270

'የበ'Γኮራ ላል' ጋ' ሃLራ ኮላΓ በበና'ል P.O. Box 98 Cambridge, N.W.T. XOE OGO 403-983-2276

ታጋፌሊኖ ላለኑጋና/LσናΓ በበናናልቴ 5103-51 Ave., Suite 201 Roman Empire Building Yellowknife, N.W.T. X1A 1S8 403-873-7795

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SCHEDULE OF ADMINISTRATIVE EXPENSES

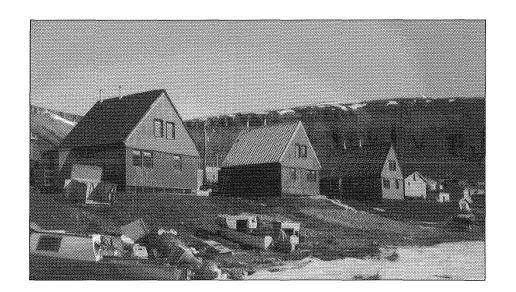
	<u>1992</u>	1991	
Salaries and benefits Travel and relocation Building and equipment rentals Professional and special services Materials and supplies Communications Land title fees and expenses Computer services Director fees and expenses Miscellaneous	\$ 10,977 2,610 1,634 741 511 450 244 204 181	\$ 9,676 2,847 1,633 838 689 470 147 162 136	ሳግጋሚ, σ , ν , ο , ο , ο , ο , ο , ο , ο , ο , ο
	\$ 17,567	\$ 16,599	

For the year ended March 31, 1992 (in thousands of dollars)

BOARD OF DIRECTORS

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Mr. Simonie Alainga	• Γ'C \ΔൎJσ ‹‹‹	 Mr. Charlie Barnaby	• L,C ;<< <<
Iqaluit		Fort Good Hope	\$4c 1c HD,c
• Mr. Steve Brooks Hay River	• Γ'C ረበ° >? ^ь ' ΗΔ ሊኖ	 Mr. Knute Hansen Chairman Aklavik 	ሳ ρ
• Mr. Charlie Haogak	 Γ'C \ \ \ \	 Mr. Jaykolassie Killiktee	• Ľ,ር ሃብኖላ ሔሩብ
Sachs Harbour		Pond Inlet	ሊህገርሩ
Mr. Peter Kritaqliluk	 ۲٬C ۸C ۴۸۱۶ء ۵٬۵۵۲ 	 Mr. Charlie Lyall	۰ ۲٫۵ ب ^ر د ۲۳۶
Arviat		Taloyoak	۱۳ ۲۰ ب
Ms. Mavis Michaud Fort Simpson	• L, LV, L ₁ , \$4. \r',	 Mr. Phillip Nukapiak Acting Chairman Rankin Inlet 	<i>ዮ,</i>
Mr. Joe Rabesca Fort Rae	\$ፈ。 ^ሆ • L,C ַ4ָ ^ሆ <,P	Larry Elkin President NWTHC	• L,C - (\P \ \P \ \ \ \ \ \ \ \ \ \ \ \ \ \ \





OVERVIEW

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Background

The NWT Housing Corporation operates under the authority of the NWT Housing Corporation Act and reports to the Legislative Assembly through the Minister Responsible for the NWT Housing Corporation.

The mandate of the NWT Housing Corporation is to assist residents of the Northwest Territories, in accordance with need, to secure and maintain adequate, suitable and affordable shelter at a reasonable cost.

"Adequate shelter" means shelter which is provided and maintained according to generally accepted standards of health, safety and security. "Suitable shelter" means shelter that is appropriate for the size of the family. "Affordable shelter" means that housing costs must be within people's ability to pay.

In fulfilling its mandate, the Corporation also strives to accomplish four goals:

- 1. Low and moderate income individuals have access to adequate, suitable and affordable rental housing.
- Eligible residents desiring to live in their own homes and are able to afford the ongoing costs of homeownership, are assisted to become homeowners.
- 3. Low and moderate income homeowners live in adequate housing.
- 4. Corporation programs are delivered in a manner that fosters community development, economic development and accountability to and by the local community.

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11. Commitments (thousands of dollars)

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

1993	\$ 1,211	
1994	1,026	
1995	987	
1996	987	
1997	365	

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, 1992 the estimated cost to complete housing projects in progress was \$16,138,000 of which Canada Mortgage and Housing Corporation will share in the approved cost to the extent of \$11,817,000.

12. Related party transactions

In addition to those related party transactions disclosed elsewhere in these financial statements, the Corporation is related in terms of common ownership to all Government of the Northwest Territories created departments, agencies and Crown corporations. The Corporation enters into transactions with these entities in the normal course of business.

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

(CDS°Ċω╆°ϽΔ°)

	1992	1991	
Recoveries in respect of:			/ጋ.CD4،
Operations and maintenance			ላ ውና ሀչ ሩ ሀሩ ሷ _የ ሎ ዕር
Contributions to local housing organizations including interest expense Repairs, maintenance, grants and other costs funded by capital contributions	\$ 43,797 	\$ 40,511 12,500	ቀማትያ ያጋልና ማግር አብር አብር አብር አብር አብር አብር አብር አብር አብር አብ
	\$ 54,344	\$ 53,011	
Capital			مu) حمل
Additions to land and buildings	\$ 29,096	\$ 28,169	۵د۱۹۶۲۵۲ عصه ۵۰،۶۲۵ ع

10. Excess of expenses over revenues and recoveries (thousands of dollars)

The excess is represented by the following unfunded expenses:

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	PU,UCD4°,¬	(CDS°Ċc&°ϽΔ°)	

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	1992	1991	
Amortization	\$ 7,375	\$ 7,311	ᡏᠲ᠈᠘ᠺᢏ᠆ᢗᡆᠲ᠘ᡕ
Loss (gain) on disposal of land and buildings	119	(41)	ለ _የ ዓርንድ _ያ ሁ ው. 4/5/5/4/ (ረጋረርኦረ)
Long-term portion of leave and termination benefits	(19)	(23)	᠘᠙ᡩᢗ᠌ᠪ᠊ᢋ ᠘᠙ᡩᢗ᠘ᠵ
Recovery of home improvement program grants	(24)	(5)	ρυιጋς
Recovery of prior year grants Allowance for notes receivable and	(206)	(28)	δηέϽς ďέξα Δβ-ζνάς አራኖናΟλΓ4ς ⅆβ-δυργος ďεΓ
purchase options		328	ο C Cν Ε (' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
	\$ 7,245	\$ 7,542	

Changes in 1991-1992

1991-1992 was a year of change for the Housing Corporation. Mr. Tom Butters, who had been Minister Responsible for the NWT Housing Corporation since 1989, retired from political life. هم المحالات المالك المالك

Canada Mortgage and Housing Corporation revised its method of funding provincial and territorial housing agencies in 1991. Previously, CMHC has funded the NWT Housing Corporation to deliver a fixed number of housing units per year. After 1991, CMHC will restrict its funding to a fixed dollar amount, which must cover the lifetime costs of the units constructed. This change in funding means that the Corporation must seek more cost-effective means of construction and adopt cost-saving measures in housing operations and maintenance.

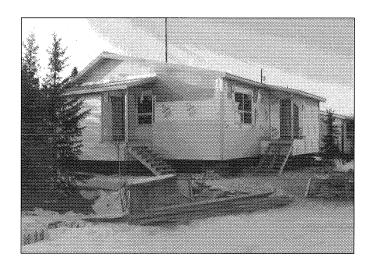
In 1991-1992, the Corporation also began the process of reviewing its programs. Despite building 300 to 400 houses a year, the Housing Corporation has not been able to make a significant dent in the growing demand for adequate housing. With CMHC's funding changes, the need to find ways to do more with less has become urgent. The review of existing cost-effective and more responsive to the needs of NWT residents, remains a priority.

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1991-1992 לאלייטאר בסיאי שביחלי Δ ישכת אילשיישיה. דיר Δ ישכת אילשיישיה בירולי \dot{C}^{L} $\langle D \rangle$. $\Gamma \sigma^{L} C \rho_{L} D^{L} D^{L$

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CORPORATE PROFILE

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HOMEOWNERSHIP ASSISTANCE PROGRAM (HAP) Total Hap Units as at March 31, 1992 - 1540 1991/92 Budget - \$17.3 million

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. Assistance is provided in the form of a forgivable loan and includes all the materials to build the house, site preparation, electrical contract and some labour funding to assist with skilled jobs such as plumbing. Recipients of the Homeownership Assistance Program are asked to contribute the "sweat equity" to build the house. Canada Mortgage and Housing Corporation cost-shares this program with the Northwest Territories Housing Corporation. (This program is being replaced by the Access to Homeownership Programs in 1992/93.)

PUBLIC HOUSING PROGRAM RENT SUPPLEMENT PROGRAM Total Subsidized Rental Housing Stock as at March 31, 1992 - 5,197 1991/92 Budget - \$32.5 million

The Public Housing program provides rental accommodation for families with low to moderate incomes. Rent is geared to income so tenants never pay more than 25% of their income on rent. Property Management services in communities are provided by local Housing Associations or Authorities under contract with the Northwest Territories Housing Corporation. Canada Mortgage and Housing Corporation cost-shares this program with the Northwest Territories Housing Corporation.

The Corporation also provides subsidized rental housing through the Rent Supplement program. Located in the larger centres of the NWT, these units are leased by the NWTHC from private sector landlords and rented out to families in need at subsidized rates.

INTERIM FINANCING PROGRAM Total Interim Financing Loans - 3 1991/92 Budget - \$434,000.00

If a family can qualify to obtain a mortgage from a bank, but cannot get that mortgage until the home is completely built, the Northwest Territories Housing Corporation will temporarily provide them with interim or bridge financing to construct their home. Interim Financing is available for up to 85% of the principle amount of an approved mortgage. The program is operated through a revolving fund and clients are selected on a "first come, first served basis" up to the limit of available funds.

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8. Long-term debt (thousands of dollars)

8. ላძታ ላዮጋ_ヘታዑረና (ር<mark></mark>ዕኒዮርሬታናጋልና)

	1992	<u>1991</u>	
Section 43 loans from Canada Mortgage and Housing Corporation, repayable in annual installments until the year 2033, bearing interest at an average weighted rate of 13.3% (1991 - 13.3%)	\$ 93,681	\$ 93,941	Δε [®] ሁ በበናና/L长 [®] 43
Section 42 loans from Canada Mortgage and Housing Corporation for use in financing costs of land development, repayable when land is removed from inventory, bearing interest at an average weighted rate of 10.4% (1991 -10.3%)	117	235	Δε [™]
Section 15 loans from Canada Mortgage and Housing Corporation, repayable in monthly installments until the year 2023, bearing interest at an average weighted rate of 7.9% (1991 - 7.9%)	544	549	Δε [™] 15
Loans from Canada, repayable in annual amounts through 1996, bearing interest at an average weighted rate of 8.4% (1991 - 8.2%)	105	151	⟨Δ)٬Ͻ⟨ʹ(C)⟨' Ьᢏ(C)⟨ Δ\ᠴᠵ᠋ᢏ᠘٬ᡃᡕ⟨⟨)⟨β\Ր°σ' ⟨⟨, (L) \ 1996-᠘', የንግነበንΝ ▷፴'σᠵ 8.4 ⟩\" (1991 - 8.2 >\")
Contributions from the Government of the Northwest Territories for the provision of interim and supplementary financing	94,447	94,876	ᡏ᠘ᡶ᠘᠘᠙᠘᠘᠙᠘᠙᠘᠙᠘᠙᠘᠙᠘ ᠀ᡐᡕ᠆ᡣᠳ᠙᠘ᡧ᠘᠙᠘᠙᠘᠙᠘᠙᠘ ᠕ᢣ᠌ᡊ᠕ᡷ᠘᠙᠘ ᠘᠘᠘᠘᠙᠘
loans	1,100	1,100	NJ 3N CPX 1
	95,547	95,976	
Portions included in current liabilities	337	311	Da ^s &~PD4c γc μυσονς Γσ «Δβς»/D4ας
	\$ 95,210	\$ 95,665	

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

Principal repayments and interest requirements over the next five years on outstanding loans are as follows:

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	Principal dP←DCD≺ ^c	Interest የጋ°∿ቦንበና	Total CLΔ°Ժ ^ь	
1993	\$ 337	\$ 12,938	\$ 13,275	1993
1994	365	12,904	13,269	1994
1995	390	12,860	13,250	1995
1996	437	12,812	13,249	1996
1997	473	12,758	13,231	1997

7. Ͻ•ϒϚϼϹϼϒϹͽϒϹʹ϶ϓʹϽ·ͺ ϤϼϽϟϦϼ·ͺ ΔϧϟϦ·ͺ(Ϲϼϒ·Ϲϲͺ϶·ϽͿϒ·Ϳ 7. Unapplied capital contributions (thousands of dollars) 1992 1991 Balance at beginning of the year \$ 16.963 \$ 15,768 Datachode DPDL VLASCODE 29,250 Δεσένως Δρένος Λρος Capital contributions received 27,840 44,803 45,018 JAJJCD JUJCD40 Capital expenditures 11,606 12,413 Capital contributions used for repairs. maintenance, grants and other costs 14,394 15,201 27,614 26,000 18,803 17,404 ᠑ᢗ᠈ᠳᠳ᠘᠘᠘᠘᠘᠘᠘᠘ Repayments 441 ᢧᢐᠳᡙ᠙ᢧ᠙᠘᠙᠙᠘᠙᠘᠘᠘ Balance at end of the year \$ 18,803 \$ 16,963 PUSCIPS 2017/4024PGC 25405cm3 Representing unapplied capital Δρ4CD4c Dqv.f: contributions for: 1992 \$ 16,513 \$ 1992 1991 1,685 11,692 1991 3,964 1990 1990 605 1989 1,278 1989 1988 29 1988 \$ 18,803 \$ 16,963

MORTGAGE PORTFOLIO (excluding HAP) Total Mortgages - 96

The Northwest Territories Housing Corporation operates two small mortgage programs. The Northern Territorial Rental Purchase Program allows Public Housing tenants to purchase older "Northern Rental" units and apply a portion of their rent paid to the purchase price. The Corporation also administers the mortgages of the Rural and Remote Program, which is no longer offered in the NWT. The Rural and Remote program offered houses to families at a mortgage rate based on ability to pay.

HOME REPAIR PROGRAMS

Total Home Improvement Program Loans - 50
Total Senior Citizens Home Repair Program Grants - 46
Total Emergency Repair Program Contribution - 46
1991/92 Budget - \$2.6 million

The Northwest Territories Housing Corporation offers three home repair programs. The **Home Improvement Program** provides assistance to families who own their own home. Assistance is provided in the form of a loan, all or part of which may be forgivable depending on the families income. The objective of the program is to bring the home up to a minimum health and safety standard.

The **Senior Citizens Home Repair Program** provides assistance to Senior Citizens who own and occupy their home. The Elders receive the assistance in the form of a \$7,500.00 grant to repair or improve the living condition in their home. The Northwest Territories Housing Corporation also pays for all freight charges for materials to the Elder's home community.

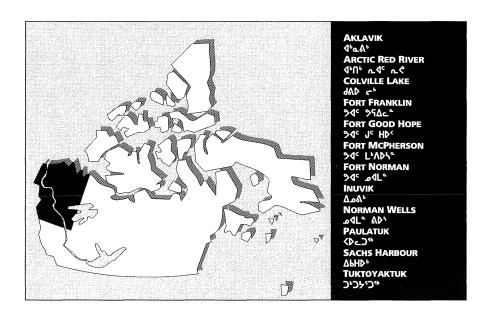
The **Emergency Repair Program** provides assistance to homeowners in need to undertake emergency repairs that are required for the continued safe occupancy of their home. Assistance is provided in the form of a \$3,800.00 contribution. This program is cost-shared with Canada Mortgage and Housing Corporation.

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WESTERN ARCTIC DISTRICT





5. Property and equipment (thousands of dollars)

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	-		 1992 Accumula	 ated		<u>1991</u>	
		Cost Cost	Amortiza لام کا مائے۔ الام	7c	Net ▷ኌ ^ና ታኄቦና	Net Dኌ'ታኄՐ ^c	
Warehouses Office furniture and	\$	10,442	\$ 2,068	\$	8,374 \$	7,107	ረ'ጔላዾ' በበናናልኈራ ለህበና ላዛL
equipment		1,377	1,069		308	385	Δ ے \sim ሌ $^{ m h}$
Staff housing		531	329		202	229	᠘ᢛᡰᢦ᠒ᢣ᠕ᡕ᠘ᡀ᠘ᡀ᠘ᢐ
Leasehold improvements		225	225		-	-	ሳታላጋናውባሳ፨፞፞፞ዾ [፟] ፞ዾኯዺጋ፣ውርንርው
Office buildings		162	117		45	54	טטעיַעטער, סי־יַּלַסנ
Construction in progress	-	208	 	_	208	204	7,740~13,14c F.°
	\$_	12,945	\$ 3,808	\$	9,137 \$	7,979	

6. Due to the Government of the Northwest Territories (thousands of dollars)

	1992	<u>1991</u>	
Balance at beginning of the year	\$ 5,815	\$ 3,308	ρ [®] ¿ ^Ⴍ [™] አስላ
Amounts applied to current year Repayments	(455)	(903) (2,405)	᠐᠌ᢧ᠋ᡃᠳ᠘ᢣ᠙᠘᠘᠘ᡶ᠂ᢞ᠂ᠫᡶᡒᠻ᠘ ᠘ᡰᠵ᠈ᢓᢗᡚᠻᠨ᠌ᢩᠲᡶᡚᡕ ᢓ
	5,360		
Operating contributions	55,580	53,395	dρኖ.ሀኑ. αρ. γρ.
Operating contributions provided for loan principal repayments	(162)	(160)	ᡏᠲ᠋ᡊᡚᢛᡟᡳ᠂ᡏᠲᡄᡲᠫ᠘ᢣᡧᢗ᠐᠈ᠳᠲ᠂ᠳ᠙ᡔᠿᠫᠴᡕ ᠔ᢧᠵᡕᠾᢣᡕᡅᡕ᠂᠘ᢣᡩᡅᡕ᠂᠕᠘ᡯᢛᢧᡣᢗᠪᠵᡲ᠂ᡏᠫᠶᠫᡆᠾᢛᡟᡳ
Capital contributions used for repairs, maintenance, grants and other costs	14,394	15,201	ሳ _ሞ ቴρΓ ₇ 4ሀͽϲ
Cost of operations net of unfunded items	69,812 66,690	68,436 62,621	ላውድናሁንፈሁሪ
	3,122	5,815	
Balance at end of year	\$ 8,482	\$ 5,815	Da ^s σ°VC DPD< a°°J<

2. Significant accounting policies (continued)

Leave and termination 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 agreements.

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

	Cost	1992 Accumula Amortizat bn°-dd	cion C Net	1991 Net	
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Land assembly	\$110	\$ -	\$110	\$297	ᠴᡆ᠂ᢩᡠᢛ᠋ᠻᢦ᠘ᡃᢗDᠳ ^ᢐ ᠾᠴ ^ᡕ
Public housing	189,424	66,469	122,955	121,427	᠈ᡗᢞᠾᡛ᠘᠘᠘᠘ᢝ᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘
Northern rental housing	3,437	3,259	178	497	᠈᠘ᢣ᠈᠘ᢞᢗᢗᡝ᠑᠙᠘ᢗᢗ᠘
Senior citizens' housing	3,435	958	2,477	2,247	᠘ᢛ᠘᠘᠘᠘᠘᠘᠘᠘᠘
Construction in progress	13,757		13,757	10,996	∇_{r} \sim_{c} 4 4 6 4 4 6 6 6 6 10 10 10 10 10 10 10 10
	\$210,163	\$70,686	\$139,477	\$135,464	

RECEIVABLE (thousands of dollars)

4. INVESTMENT IN HOUSING PROJECTS - MORTGAGES 4. ቮሬρ'ታላ구ር ρቲ ፊ' ኌ' ቲብራብታ - ላጋንጋሳ'ር ኦ ቲታና **የፌፆታናር ህንና ፈየራና ጋበራና** (CDS ትር ራና ጋለና)

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RECEIVABLE (thousands of dollars)		I ŒV /	C 07 41C 5110 1CF1 CEO 541
	1992	1991	
First mortgages, rural and remote housing, bearing interest at rates varying between 0% and 14 1/4% per annum, repayable over a maximum period of 25 years	\$1,142	\$1,137	/° ሩፕሩፐ ላጋንጋላንጋና, ውኄሁሥጋራ በዮርዕቴውንጋዮኄኄኄዮርጋራ የጋ°ኄዮዕስኄዮ ውኔንራቴናንና ላንኦሶኄቦናጋራ ላፊጐኄቦኄራ 0-ን५ኄ, 14 1/4 ን५ኄ ላናናJCLኄ, ላዮሩንጋናርዕራቴንኄኄናጋኄ ዕየዕራቴ 25-ፊቴ
Other mortgages, bearing interest at rates varying between 6% and 14 1/4% per annum repayable over a maximum period of 25 years	, 514	508	ላ/ጐና
Interim financing loans, bearing interest at rates varying between 13 1/4% and 15 1/4% per annum, for indeterminate periods	485	247	ወነንጋላናር⊳∟⊳ለ∸∟•ንና, 'ዋንግንቦውበቴናንና ▶ኴ'균'ቴናንԺ ወነትሰግናንԺቴ ለቦላኚፈበቴ 13 1/4 ላዛL 15 1/4 ለናጎJCĹጭ, ላነትሶጥናንናጔበቴ ለቦላናልግጥና
	2,141	1,892	
Allowance for non-performing mortgages	(175) \$ 1,966	<u>-</u> \$ 1,892	/

The Western Arctic District is comprised of twelve communities. All communities but Colville Lake have a Housing Association or Authority which administers public housing. There are 963 public housing units in the district including the twenty-seven units built in 1991.

Thirty-eight families enjoyed the benefits of participation in the Homeownership Assistance Program. In the Spring of 1991, HAP client training workshops were held in Fort Franklin. Fort Mcpherson and Inuvik to prepare clients for the demands of building their own homes.

In July, 1991, the Board of Directors of the N.W.T. Housing Corporation met in the Western Arctic District, Meetings were held in Inuvik and Fort McPherson. The Board then travelled by boat to Aklavik on the Peel River and Husky Channel. Claude Bennett, Chairman of CMHC, and his wife were also along on this trip and met with housing groups as they travelled.

New for the District in 1991, was a long awaited warehouse/office building in Fort Good Hope and a sub-office in Norman Wells. Also, the Land Assistance Program was initiated in Inuvik. This program provides assistance to HAP clients who cannot afford the high cost of land in this delta community.

In early 1992 a number of projects were finalized for seniors. Four Senior's units were built in Fort Good Hope to assist elders living in extremely poor conditions. Another unit was built close to Inuvik for Mrs. Effie Rogers. When this elder was told by health officials that she would have to move into town because of the condition of her home, the community rallied together. The NWT Housing Corporation provided a material package, the Arctic College Carpentry Training Course built the small house, and a local

businessman, Gordie Campbell, moved the completed house along the ice road to Mrs. Rogers' lot. The project demonstrated what can be achieved by the Corporation and the community working together.

Rob Feagan District Manager $DVC\sigma^{2}\Gamma$ $VL\sigma DV\Gamma$ $DVD^{2}\Gamma D\Gamma$ $DV\Gamma^{2}\Gamma$ $DV\Gamma^{2}\Gamma$ $DV\Gamma^{2}\Gamma$ مهن^د هداک^۱۵۲ کا^۱۵۲ خه های خه هار درجایاد ۱۳۹۹ کاردر Δ '-' \forall 4- ∂ 'J- ∂ '' 27- ∂ J- ∂ ' 1991- ∂ 'A- ∂ D- ∂ '.

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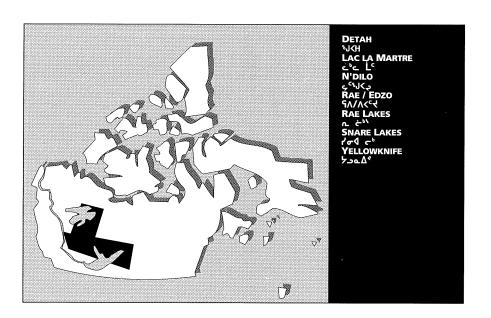
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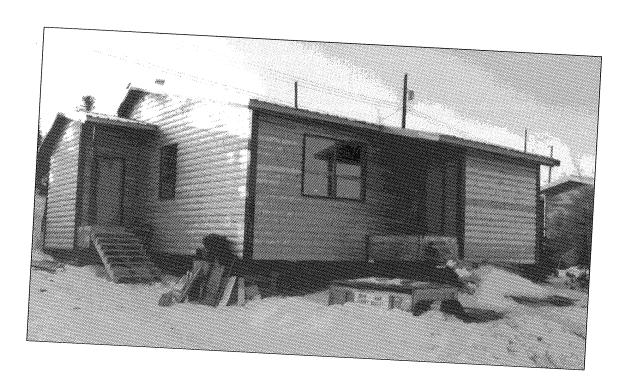
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NORTH SLAVE DISTRICT

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2. Significant accounting policies (continued)

Homeownership assistance grant

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 a recovery in the year in which the recipient defaults on the grant previously received.

Contributions from the Government of the Northwest Territories

Contributions from the Government of the Northwest Territories for 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.

The Corporation is not required under present legislation to make contributions with respect to actuarial deficiencies of the Public Service Superannuation Account and/or with respect to the Consolidated Revenue Fund of the Government of Canada for indexation payments under the Supplementary Retirement Benefits Act.

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NOTES TO FINANCIAL STATEMENTS

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1. Authority, objective and operations

The Northwest Territories Housing Corporation 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 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

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.

 $\Delta \sigma_{\rm c} = \sigma_$ $a = a \Delta^b d C^b b = B - \Gamma \Omega \Omega^c V L + \Gamma \dot{\rho}_a D + c \Delta^b d C^b b C^b b^c$ P^{μ} P^{μ Lcl 1 Cl $^$ $4^{\circ}PDL\Pi^{\circ}\Pi\sigma^{\circ}\Gamma^{\circ}$ $4Dc^{\circ}\Pi\sigma^{\circ}\Gamma^{\circ}$ $PDD\Delta^{\circ}\Delta^{\circ}$ $\Delta^{\circ}\Delta^{\circ}\Pi^{\circ}\Pi^{\circ}\sigma^{\circ}$ $\Delta^{\circ}\Pi^{\circ}\Pi^{\circ}\sigma^{\circ}$

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وم٥٠٠-۱۵۲۵ معمه - معمه ۲۵۵۲، و۱۵۳ و اوم۵۲، ۱۹۵۶ و اوم۵۲ و اوم۵۲

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VAU° $\sigma_{\rho}L^{\circ}\sigma^{\rho}\rho^{\rho}\sigma^{\rho}$

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 $\Pi\Pi^{c}\Lambda^{c}\sigma$ $\Delta = cabbda^{c}$ $\Lambda^{c}\Pi\Delta^{c}$ $\Lambda^{c}\Pi\Delta^{c}$ $\Lambda^{c}\Pi\Delta^{c}$ ᢧᢐᢐᡙᢣ᠌ᢧᢆᡳᢐ 20-১১° λ^{\prime} ጋላ $^{\circ}$ ር, በበናናል $^{\circ}$ ጋና Δ^{\prime} Ρο $^{\circ}$ Ο $^{$

ላጋንጋላናርኦና dናነዖባየራር Δ የጋየጋላናርኦና Δ የጋየጋላናርኦና $Lc^{\gamma}\Lambda^{i}\partial^{-1$ The Yellowknife District office was successful in delivering fifteen Homeownership Assistance Program units and nineteen Public Housing units in 1991/92. In addition, fourteen families benefited from repair programs.

In 1991, there was considerable community involvement in the construction of housing. The District focused on addressing the problem that elders were having. Many of the elders were living in very poor housing, some without running water and some without insulation. Funding was provided to hire community members to build HAP houses for seniors. Several community organizations were contracted to build Seniors HAP houses. In N'dilo, the Yellowknives Dene Band completed the houses. In Rae, the Rae Dene Band and in Rae Lakes the Settlement Council were contracted to build HAP houses for elders. In Rae Lakes, the workers were paid based on completion of segments of the project, rather than by hourly were built guickly, costs were known in advance and the Settlement Council had better control over the project.

Until 1991, there were no public housing units in Lac La Martre. Families who could not afford the upkeep on a HAP house were in desperate need of housing. With the agreement of the community, the first three public housing units were constructed in Lac La Martre.

Jim Fennell District Manager

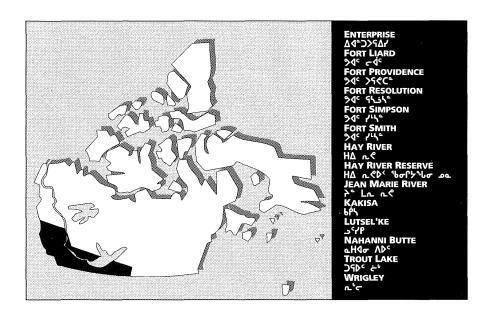
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1991-Γ. مون^۲ Δερσβιλαερίλο Δ¹2 ۲۷σθλλο. Λ CL $^{\circ}$ 4° $^{\circ}$ Δ^{1} Δ^{1} Δ^{2} Δ^{1} Δ^{2} Δ^{2 Δ^{ν} ' \forall Δ^{ν} ' Δ^{ν} $\Delta_{r} = \nabla_{r} \nabla_$ Δ° a \supset % Δ° a $^{\circ}$ Γ o $^{\circ}$ Δ° \supset ' \forall 40-D>7+D>64' Ω° \supset 'OCD4D% Γ° \supset ' $\Delta = \Lambda^{0} + \Lambda^{0} +$ $\lambda_{\alpha}\sigma^{\alpha}$ λ^{α} λ^{α} ᢐᠳᠾᡷᡉ᠊᠙ᠫᢗ᠘᠘ᢗ᠘᠙᠘᠙ᠳ᠘ᡧ᠘᠙᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠙ᠳ Γ - ρ CD $_{\gamma}$ 2 1 2 $^$ CL^a $\Delta b \neq 0$ $b \neq$ bnl2° ncado doconoshorcosso.

> Δ'۵۵/۱۵ مارود خود ۲۰۲. ۱۲۹ ماروه $\Delta r^2 + h^2 + h^$ Δ_{2}^{\prime} ላ∿ቦንበቴብና እስራነትሩ ሚነግ፥ተላሪ ለወትውርውነንና خه د اُدل.

^{کړ} ۵۵۰۰. J-175C48D 499-27-C

SOUTH SLAVE DISTRICT





STATEMENT OF CHANGES IN FINANCIAL POSITION

	1992	1991	
CASH PROVIDED BY (USED FOR):			ֈ ኖ ውት 。 ፈጋ∇ <i>。</i> ኖ ኦሀር ኦሩ。 (ፈጋ.ርኦሩ _የ ረ。 ኦ۹ ምብ;
Operating activities			ላ ው
Excess of expenses over revenues and recoveries Items not involving cash Amortization Allowance for notes receivable and purchase options Loss (gain) on disposal of land and buildings Increase (decrease) in leave and termination benefits Changes in non-cash operating working capital	\$ (7,245) 7,375 - 119 5 6,540 6,794	\$ (7,542) 7,311 328 (41) (41) 10,610 10,625	ላላላ"ኅ.ጋ.
Financing activities			₽°5,4 אכיים, אלי
Contributions from the Government of the Northwest Territories credited to equity Repayment of long-term debt	13,294 (429) 12,865	12,705 (420) 12,285	db⊂ρCρ _ε ρ _ε ,Σι dqԳ dڼ,Ͻゲትρ4ͽι ΓGΓ ₆ η _ε ν _ε &ι V _ε ηυι,ትρ4ͽη,Cρ4ι ∇ΡήCρ4ι ͽσ _ε υη _ι
Investing activities			ለ ~ ፟፟፟፟፟፟፟፟፟፟ፙኯ፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟
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 (Note 9) Proceeds from disposal of land and buildings Reduction of mortgages receivable	(40,173) (555) (1,792) 29,096 204 481 (12,739)	(38,491) (304) (1,810) 28,169 83 	
Increase in cash	6,920	11,105	<u> </u>
Cash at beginning of the year	22,046	10,941	Paph בילי Paph ערט-ליחישן
Cash at end of the year	\$ 28,966	\$ 22,046	የ ^ወ ዕንት ^{- C} cc
As at March 31 1002			DPD< ^**Id < Pb=%5 \P5 C/ 31 1992

As at March 31, 1992 (in thousands of dollars) ρρος α "ህላως ρυσιβίορις ΕΥ 31, 1992 (CDS ℃c÷'ጋΔ')

STATEMENT OF EQUITY

	1992	1991	
Balance at beginning of the year	\$ 53,614	\$ 48,451	ρ₻ _‹ ₾ሆ <mark>ት</mark> ውፋ‹
Excess of expenses over revenues and recoveries	(7,245)	(7,542)	ለጋኒርኦዲ፦
	46,369	40,909	JUCK 2 MITIEUX
Contributions from the Government of the Northwest Territories			∇Ρ <u>ή</u> Cρ <i>4</i> c
Capital contributions used for capital expenditures (Note 7)	11,606	12,413	⊲ጌጋ4∪™. (ሀሀ.Ք.» Δ) ⊲ጌጋ4∪™. ∇ዮ4C▷4. ∢ጋ.ረ▷4.
Other capital contributions	1,526	132	ባላ _ኖ ሁc
Operating contributions provided for loan principal repayments	162	160	ላን-2-8-8-8-8-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9
	13,294	12,705	
Balance at end of the year	\$ 59,663	\$ 53,614	᠔ᢩ᠘᠙᠘᠘᠘ᡒᡒᠳ᠘ᡀ

As at March 31, 1992 (in thousands of dollars) בשלים ' PPD' ב"ל של ' PPD' ב ללים ' PPD' ב לי בלים ' PPD' ב ללים ' PPD' ב לי בלים ' PPD' ב לי בלים ' PPD' ב לי בלים ' PPD' בל (CD1°Cc+°DA9

The South Slave District is comprised of fourteen communities. Six of these communities have a Housing Association or Housing Authority which administers public housing. There are ለحሊባው ለحሊባቴ/ታ የጋጋΔ ልላና Δ' አረፃ ትግሙ ላውር (በትው' ጋቦኑ. 547 public housing units in the District including the forty-four units built in 1991. In addition, thirty-six units were repaired. Fort Simpson was pleased to have a new office/workshop building constructed in 1991.

Thirty six residents enjoyed the benefits of participation in the Homeownership Assistance Program. Not only did new homeowners benefit but because material for HAP units was tendered locally in Fort Smith and Hay River, the private sector also benefitted.

In the communities of Fort Liard, Fort Simpson, Wrigley and Jean Marie River, the program was block funded. The Band Development Corporation completed the HAP units in Fort Simpson, as well as in Wrigley and Jean Marie River.

In Fort Resolution two special units were built for elders by students at Arctic College. The NWT Housing Corporation provided the materials and the project was a learning experience for the students.

The Home Improvement Programs continued to be very popular Δ'ኃናላላይይንንና. ልሩበላና Δ'ኃሩሒትናላሳፊንናና ፊ'ኃናላላታሪቴ with District residents. Owners of twenty one homes in six communities took the opportunity provided by the program to make home repairs. In addition, thirty-five elders received assistance through the Senior Citizen's Home Repair program and thirty-one clients received assistance through the Emergency Repair program.

Jack Conroy District Manager \D' \c" \d\D'\Lo\b _ac=\bD'\D'\ 14-ob. \d\A\o=' \c'\da\bc' Δ' > Δ ' 1 ረሪ $C\Delta$ L° 1 ፈ ላ 1 ይር 1 ይንና $547-^{1}$ ህንና C'ኖ 1 ላ 1 ይንና/L 1 ይላ 1 ᡷᠨᠯᡕ᠐ᡯᡳᠵ᠘ᠵᢃᡶᠬᡁ᠅᠘᠙ᢗᠺᠵ᠐ᡷᠵ᠂᠗ᡧ᠘ᠵᡳᢤ᠒᠙ᡧᡳᠸ᠐ᡷᠫᢛ ۵-۱991 - درد^۱ ۱۹۹۲ - ۱۹۹ - ۱۹۲ - ۱۹۲ - ۱۹۹ - ۱۹۹۲ - ۱۹۲ ᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘᠘

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KITIKMEOT DISTRICT

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STATEMENT OF OPERATIONS

EXPENSES	1992	1991	4D,CP4c
Contributions to local housing organizations Repairs, maintenance, grants and other costs funded by capital contributions Administration (Schedule) Interest on long-term debt Amortization Settlement of apartment operations Workshops and studies Allowance for notes receivable and purchase options	\$ 69,054 24,918 17,567 12,976 7,375 - 239	\$ 62,447 27,696 16,599 13,025 7,311 550 335	Φργιςρσλισε, Δραιμου, Δραιμ
	_132,129	128,291	
REVENUES AND RECOVERIES			ቀማትብሀሩ
Contribution from the Government of the Northwest Territories (Note 6) Recoveries from Canada Mortgage and Housing Corporation (Note 9) Interest and other revenue Gain (loss) on disposal of land and buildings Recovery of prior year grants	66,690 54,344 3,763 (119) 206	62,621 53,011 5,048 41 28 120,749	/ጋ.CD4c
Excess of expenses over revenues and recoveries (Note 10)	\$ 7,245	\$ 7,542	ላΓላ⁰ժΔ° ቮ∝ፆታ∜ብ⋲፟፟፞፞፞፞ዸኇ፞ ፟ላጋ℃ፆጚ° (በበ%% 10)

As at March 31, 1992 (in thousands of dollars)

BALANCE SHEET

ASSETS			V.શUL≻⊳⊀c
	1992	1991	
Current Cash Accounts receivable	\$ 28,966	\$ 22,046	L°a
Canada Mortgage and Housing Corporation Government of the	11,914	12,573	ኈσ _ε ህ ⊲ ‹
Northwest Territories Other	337 4,435	282 4,045	ባላљι የሬ୮ _የ ባ _ም ኒ
	45,652	38,946	
Investment in housing projects Land and buildings (Note 3) Mortgages receivable (Note 4)	139,477 1,966	135,464 1,892	ሶ_ឧቦታ'Ċ∿ህ≺' Δ' ኃ'⊀ላ' Λ~~ላ∿ህσ∿Ր°σ' _a_ Δ'-'⊀ላ" (በበቴ% 3)
	141,443	137,356	
Property and equipment (Note 5)	9,137	7,979	ለብሀ ኒትዑላውረ <i>ሚ</i> ፈርቀሆኑዮላው (ሀሀሪያ _ም 2)
	\$ 196,232	<u>\$ 184,281</u>	
LIABILITIES			ሳ ፆ፦ ካሌታ ኮ ላና
Accounts payable Accrued interest Due to the Government of the Northwest Territories (Note 6) Unapplied capital contributions (Note 7) Contractors' holdbacks Current portion of long-term debt Current portion of leave and termination benefits	\$ 8,893 3,233 8,482 18,803 460 337 540 40,748	\$ 7,149 3,245 5,815 16,963 373 311 517	ϳ ° α
Long-term debt (Note 8)	95,210	95,665	ላ ፊ ላ ቅ ଂጋጋቴ∆ ¢ (በበሜ 8)
Leave and termination benefits	611	629	<i>ͻ</i> ჅͰ∜ͿϟͿϒͽʹ·ͺ϶ϴͰʹͿϽʹϯϽϤͰʹ϶
	136,569	130,667	
Commitments (Note 11)			ᠰᡄᡳ᠊᠋᠋ᡐ᠋ᠣ᠊ᡏ ^ᡪ ᠳᡏᡄ᠌᠌ᢄᠫᠴ ^ᡕ (ᡣᡣᠻᢐᡃ᠍ᠲ 11)
EQUITY			V.ብሀ . ጉ⊳ ፋ‹
Government of the Northwest Territories	59,663	53,614	ዾ፞ ራሀፈላ ቦሬ <mark>୮</mark> የዓላሌ
	\$ 196,232	\$ 184,281	
As at March 31, 1992 (in thousands of dollars)			ρρρ< ω°*ህብω< ρ''ቴ'-ኒՐ' Ĺ'γ 31, 1992 (Cρ\°Ć=+''ጋΔ')

The Kitikmeot District completed another successful year of delivering social housing with the completion of twenty-two HAP houses and forty-six public housing units.

This year, for the first time, a needs study was completed in Bay Chimo and Bathurst Inlet. Both of these communities will now be considered when the Housing Corporation allocates housing units through the "global allocation" process.

In September, 1991 the District sent a Project Supervisor into Bay Chimo to assist in the construction of four public housing units. During the construction of these units the Supervisor identified that there was enough surplus materials available to frame up a fifth unit. The unit could not be completed because of weather, but it will be completed during the summer of 1992. The community contributed 6870 hours of community labour into the construction of the four houses and the people were very pleased with their first public housing units.

Since the approval by Advanced Education of a program for native HAP supervisors, we have been successful in training many resident HAP supervisors within the district. These same people have worked on other programs in the communities such as repairs to public housing units and in this way are gaining necessary experience.

The public housing units in Pelly Bay are being constructed by "Project Management". A site supervisor, contracted by the NWT Housing Corporation, has hired local people to do all but the electrical and mechanical work. The project, as measured by the Corporation and the community, has been a tremendous success.

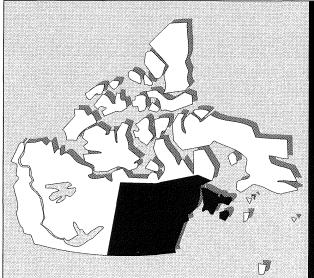
The emphasis for the New Year will be on training and development for Housing Association staff and boards.

John Lanskail District Manager

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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, 1992 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 extimates 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, 1992 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, , Northwest Territories Housing Corporation Act and the bylaws of the Corporation.

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

Ottawa, Canada June 26, 1992 5ΔL° 2>Δ ΡαθλεπσιΙς βθλΕλ ά\Δλ 2 στη διβρεπηνίτου 3 στη διβρεπηνίτου 4 στη διβρεπηνίτου 5 στη διβρετη διβρεπηνίτου 5 στη διβρετη δ

₫ጋኖ, ե⊾C ቲ° 26, 1992

These financial statements have been translated for the benefit of the readers. The Inuktitut translation has not been approved by the Auditor General of Canada ጋኒሁላጭ: 'ፄ⊳ኦ∟ራላን〉/ ቮፌbታና ኦሎቴናርኦሎጥና ጋዮራላህ/ኒ∿ኒር ጋናካኒበርኦናጋበት Δራናፖጐና ኦፕራ–ኒፕንረህና Δውትበጋና ጋዮራላህረና ላካየንርኦ/ኒጥኒርር ፈላልኦናሂላህና ኤፈርር.

The Honourable Don Morin Minister Responsible for the Northwest Territories Housing Corporation

The Corporation maintains internal financial and management systems and practices which are designed to provide reasonable assurance that reliable financial and non-financial information is available on a timely basis, that assets are acquired economically, are used to further the Corporation's aims, are protected from loss or unauthorized use and that the Corporation acts in accordance with the laws of the Northwest Territories and Canada. The Corporation's management recognizes its responsibility for conducting the Corporation's affairs in accordance with the requirements of applicable laws and sound business principles, and for maintaining standards of conduct that are appropriate to a Territorial Crown corporation. An internal auditor reviews the operation of financial and management systems to promote compliance and to identify changing requirements or needed improvements.

The accompanying financial statements were prepared by management in conformity with generally accepted accounting principles appropriate in the circumstances.

The Auditor General of Canada annually provides an independent, objective audit for the purpose of expressing his opinion on the financial statements. He also considers whether the transactions that come to his notice in the course of this audit are, in all significant respects, in accordance with specified legislation.

J. D. Pratt Vice President Finance and Corporate Services

L. Elkin (President בי,C ק, אלי>בירא,לקו,פי פרנאילין, בי,C ק, אלו,

ժላን_~ \ የብር ነው የእነር የ ነው የ የተመደር ነው የተመደር ነው የ Δ° $\Delta^{$ ac DSCPCD_በ 42° # 47CD 20° 47DPa ታናር የርግቦ ልር 4D147 የቦናጋ ac 2 $\lambda^2 - \lambda^2 - \lambda^2$ $\Lambda_{C} = \Lambda_{A} + \Lambda_{A$ Lcl_{L} bdcrbdcrbdrbrbdrbrbdrb Δ^{\prime} Δ Δ^{\prime} $\Lambda \subset \Lambda \subset \Lambda^{\circ} \cap \Lambda^{\circ} \subset \Lambda^{\circ} \subset \Lambda^{\circ} \cap \Lambda^{\circ} \subset \Lambda^{\circ} \subset \Lambda^{\circ} \subset \Lambda^{\circ} \cap \Lambda^{\circ} \subset \Lambda^{\circ$ $L_{c}^{b}C^{b}C^{c}^{b}C^{c}^{b}C^{c}^{b}C^{c}^{b}C^{c}^{b}C^{c}^{c}C^{c}^{b}C^{c}^{c}C^{c}^{b}C^{c}^{c}C^{c}$ ውርየብብነርን ብዓ ልግ ልል የተለያት ነርበር የእርተ የተርንብያውን ው **ⅆℽ**Å℀եսես թեՐբԽናበላናጋΓ፣ CΔL°ፈበՐ <mark>Ե</mark>ԼՐբԽՈናበጔበ፣. ⁴ԽՋՎናበՋՎ[®] أمكه حسه المحراب المحرك المحرب V~~4P1\2+2\p

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Training was a major activity in the Keewatin District in 1991. A workshop was held in Rankin Inlet in December for all Housing Association Chairpersons, Foremen and Managers. The workshop addressed a variety of subjects including management skills, collecting rent arrears, training programs and other important issues. In 1992, the Program staff toured all Keewatin communities facilitating workshops in each community.

The Coral Harbour Housing Association demonstrated noteworthy diligence and ability last winter. A severe storm knocked out the power for a full two days. The Association responded to the challenge of the weather and even though heat tapes were incapacitated, there were no costly freeze ups or broken pipes as a result of the power outage. This was entirely due to the diligence of all the local staff.

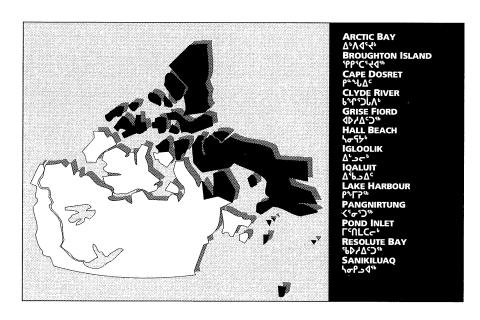
Twenty-five public housing units and two replacements of burnt units were built in the Keewatin District in 1991. Ten public housing units were retrofitted. Twenty-four HAP house packages were delivered for construction by their new owners.

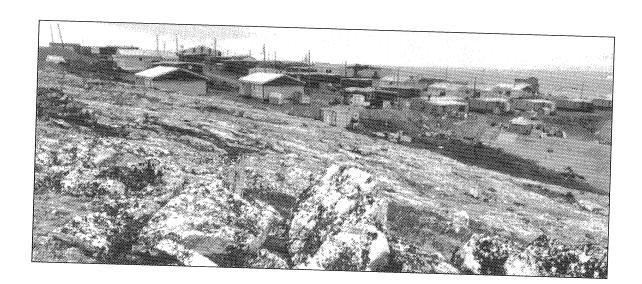
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BAFFIN DISTRICT

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In 1991, the shortage of housing in the Baffin District continued to be a priority, In response, the NWT Housing Corporation built seventy-seven public housing unite. In addition, eighteen HAP houses were provided.

As part of a pilot project unique to the Baffin District, eight bachelor units were built in four communities; Lake Harbour, Clyde River, Cape Dorset and Pond Inlet. These unit were built with the co-operation of the Federal Department of Employment & Immigration and Arctic College. As well as providing seniors or single people with much needed housing, these units were used to train local community members in basic construction techniques.

As part of the District's emphasis on training at the community level, the District held a very successful workshop for the

Housing Association and Authority Managers and Foremen. Staff from every Housing Association and Authority attended the five day workshop that covered such diverse topic as financial administration and project inspections. The NWT Rental Officer and the Fire Marshall for the Baffin District both attended and gave very informative presentations.

After extensive community consultation and finalization of the design, the construction of the Seniors Citizen's Home in Iqaluit began in the summer of 1991. The

Senior Citizen's Home was built near the beach in Iqaluit. Twelve units, each with private entrances, have been constructed. In addition, there are eight units with Level 2 care which includes a common cooking and eating area as well as gathering spot for the residents. In the Level 2 care facility the elders are provided with a greater level of support and assistance than elders living independently.

In searching for solutions for the homeless in Iqaluit, the Corporation has donated a former staff housing duplex as a temporary shelter for homeless people. Capital funding for renovations and improvements for the shelter have been provided and the Corporation continues to assist with the operational and maintenance costs of the facility.

Harnek Matharoo District Manager

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