



Northwest Territories Housing Corporation Annual Report 1988-89

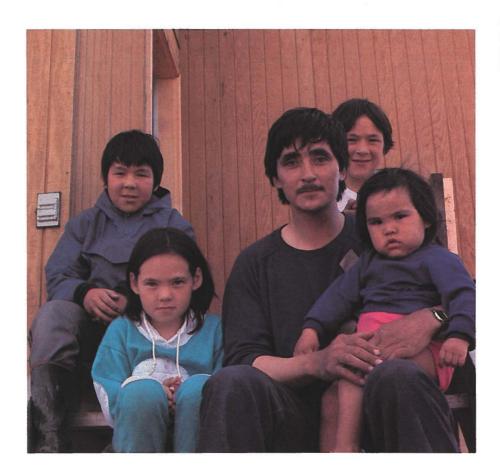




Northwest Territories Housing Corporation Annual Report 1988-89



TABLED DOCUMENT NO. -5 6 - 9 0 (1) TABLED ON MAR 2 6 1990





Daniel Norris Commissioner, Government of the Northwest Territories.

Dear Sir:

I have the honour to present herewith, for the information of the Members of the Legislative Assembly and yourself, the Annual Report of the Northwest Territories Housing Corporation, covering the period April 1, 1988, to March 31, 1989.

Respectfully submitted,

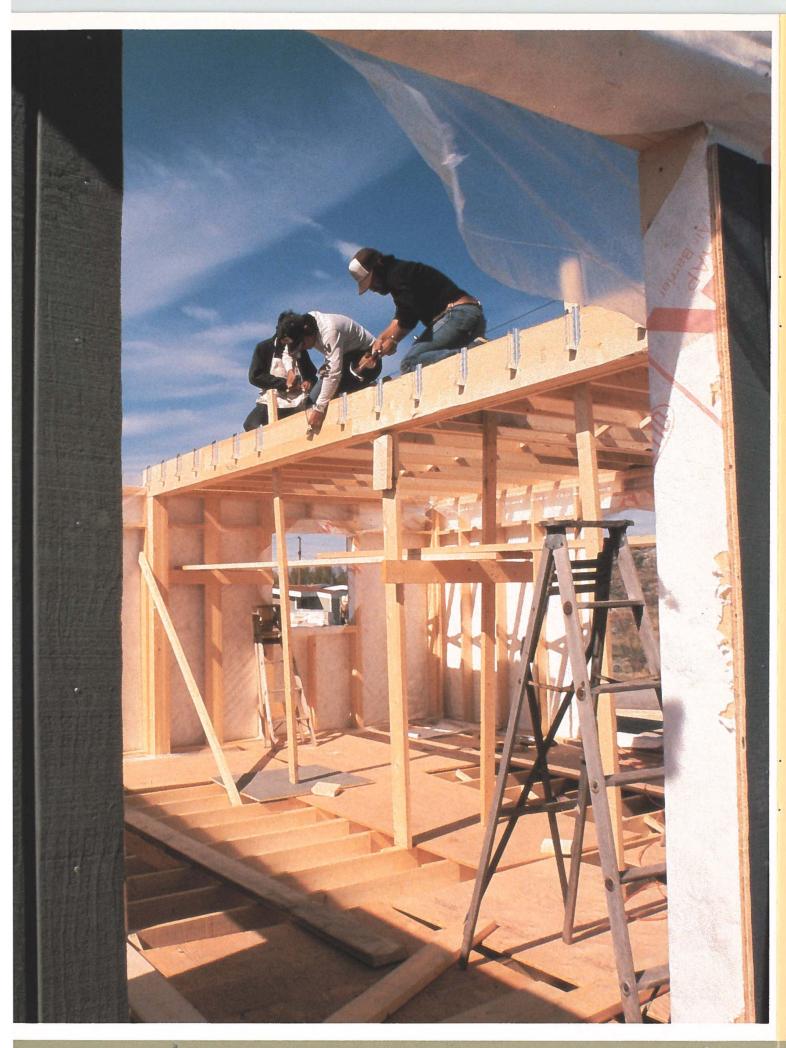
Tom Butters, M.L.A. Minister Responsible for the Northwest Territories Housing Corporation በበና'>ኂ :

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Minister's Introduction

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The Northwest Territories Housing Corporation's mandate is to assist residents of the N.W.T. to secure and maintain adequate, suitable and affordable shelter at a reasonable cost.

Recent surveys indicate that more than 3000 housing units are currently needed to relieve overcrowding and replace inadequate housing.

The population of the N.W.T. continues to grow at a rate unsurpassed in Canada with a birth rate of 28.9 live births per 1000 population, almost double the national average. The Territories' need for new social housing units is increasing by 150 units each year, largely due to our population growth.

The N.W.T. Housing Corporation, in cooperation with the Canada Mortgage and Housing Corporation, is able to add some 300 units annually to the social housing stock at present funding levels. This means that if the current population growth and household formation trends continue, it could take some 25 years to eliminate the backlog of our housing need.

The N.W.T. Housing Corporation is in the process of developing a new program designed to provide housing assistance to residents earning more than the income ceilings allowed under federal social housing eligibility criteria but who nevertheless require some form of assistance to enable them to become homeowners. As many potential clients for this new Access Program currently reside in public rental housing, the introduction of the program should help us free up rental housing to accommodate families most in need.

Many N.W.T. residents cannot afford the ongoing costs of homeownership, such as utilities and maintenance costs. To meet the housing needs of this segment of our population, the Housing Corporation will continue to provide public rental housing programs across the Territories.

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The needs of elders of the N.W.T. are generally very different from the housing requirements of much of our population. New funding arrangements with the Federal Government for the provision of housing and care for elders have recently come into effect. Officials from the Departments of Social Services and Health, the N.W.T. Housing Corporation, and the Priorities & Planning Secretariat are co-operatively developing a comprehensive government policy that will help us ensure that the elders and persons with special needs receive assistance in accordance with those identified needs.

In keeping with the Government's priority for shaping public government, and following the direction established by the 10th Assembly's Special Committee on Housing, the Housing Corporation is continuing to examine ways and means of devolving decision-making capabilities to the community level. The Housing Corporation's Community Development Strategy seeks to foster self-reliance and strengthen community self-government.

Through the Corporation's Community Development Strategy, we will seek to negotiate more block funding arrangements and agreements with communities for the delivery of housing programs. Likewise, we will be continuing to encourage involvement of communities in social housing delivery and program management.

A new community consultation process for the selection of HAP clients aims to ensure that all interested organizations within communities have equal opportunity to contribute in the allocation process. At the conclusion of the consultation process the successful recipients of HAP houses will be selected from a list of eligible clients and recommended to the Housing Corporation.

The Housing Corporation of the N.W.T. continues to seek innovative and affordable solutions to northern housing needs. This objective requires a full range of housing programs, both homeownership and rental, designed to address the social housing needs of all segments of our population.

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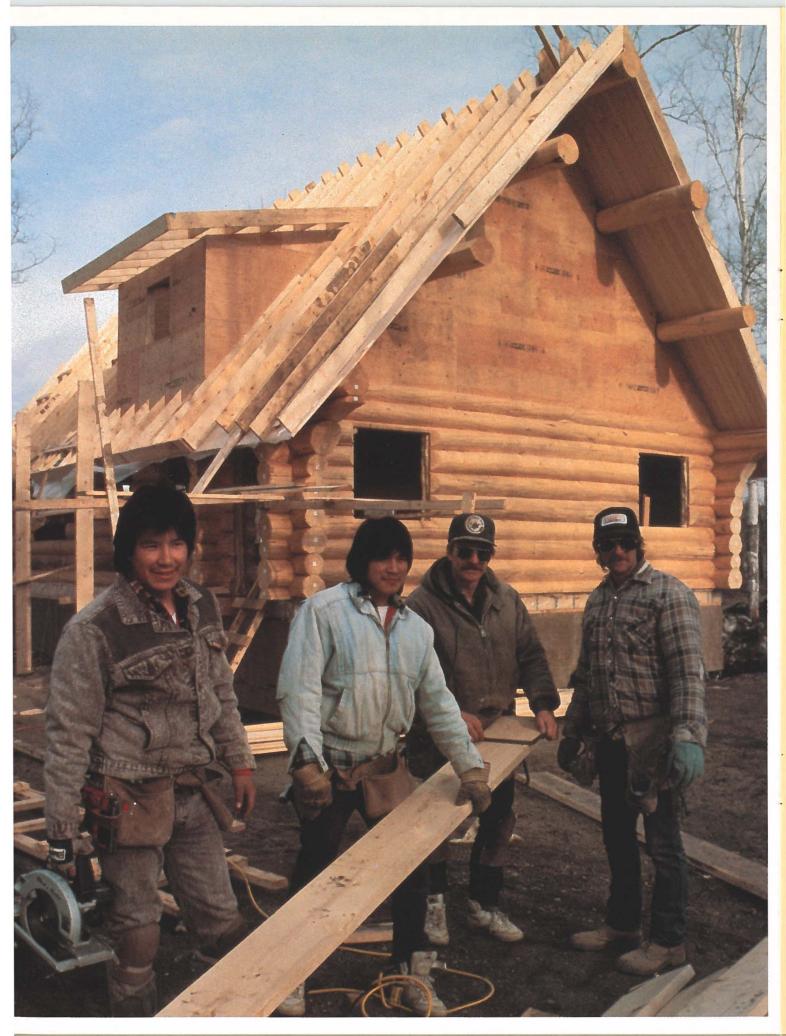
Building on the foundation of increased selfreliance, the Housing Corporation will strive to help Northerners house themselves whenever possible and assist N.W.T. residents in need to gain access to adequate, suitable and affordable shelter.

Hon. Tom Butters

Minister Responsible for the

Northwest Territories Housing Corporation

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Chairman's Report

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The work of the Board of Directors of the Northwest Territories Housing Corporation has been both challenging and rewarding this year.

In 1989, the Board directed the Corporation as it responded to the changing needs and aspirations of N.W.T. residents, and balanced public expectations with fiscal management responsibilities. A priority of the Board was to ensure continued refinement and improvement of the Corporation's relationship with the communities.

We are currently re-defining the role of the Board of Directors. Much of our energy this year has been spent on improving the Corporation's relationship with the communities. Community development and accountability to and by the community have been important aspects of the new relationships and have helped improve attitudes and morale in many areas.

The Board of Directors values the support and hands-on involvement of the Honourable Tom Butters, the Minister responsible for the N.W.T. Housing Corporation. The President of the N.W.T. Housing Corporation, Mr. Jake Heron and Mr. Butters have been touring various communities within the N.W.T. Visiting the communities gives us all an opportunity to meet with community groups and local residents and helps us to better understand their needs and aspirations.

In the summer of 1988, the Minister, President, and Chairman toured the Central Arctic communities with the Chairman of the Canada Mortgage and Housing Corporation. Our Chairman, Gary Jaeb attended the Housing Ministers' Conference in Halifax, Nova Scotia. Under the direction of the Board of Directors, Mr. Jaeb travelled to various provincial jurisdictions to determine how they organize their housing ministries. Steve Brooks, Chairman of the Finance Committee, and Esther Lazore, a former Board member, attended a Canada-wide conference in Vancouver, B.C. dealing with housing of senior citizens.

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Some of the work accomplished by the Board of Directors' this year includes the following: a review of the Rental Scale in order to establish an equitable rent for N.W.T. residents was performed and recommendations were made to the Minister. The Board examined the success of the Separate Supply, Ship and Erect Contracts and also reviewed the Homeownership Assistance Program to identify weaknesses and strengths. The Board reviewed the feasibility of installing basements in N.W.T. communities. We began to re-address the Auditor General's comprehensive audit and also focused in on community involvement in block funding arrangements.

In July of 1988, Mr. Hiram Beaubier was replaced by our new President of the N.W.T. Housing Corporation, Mr. Jake Heron. We also said goodbye to our Chairman, Gary Jaeb, whose term expired on July 23, 1989. As Chairman, Mr. Jaeb's five years of advice, assistance and support will be long remembered by the Board of Directors, the Minister, and Corporation staff.

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Other changes to the Board of Directors include the following: Henry Ohokannoak's term expired and he was replaced by Charlie Lyall of Spence Bay. Esther Lazore has been replaced by Mavis Michaud of Fort Simpson, and Jaykolassie Killiktee's term has expired and has yet to be filled. Current Board members are: Simonie Alainga of Iqaluit, Charlie Barnaby of Fort Good Hope, Steve Brooks of Hay River, Chairman of the Finance Committee, Gerry Cheezie of Fort Smith, Chairman of the Policy Committee, Knute Hansen of Aklavik, Charlie Haogak of Sachs Harbour, Peter Kritaqliluk of Arviat, Mr. Heron, and myself. There are currently two vacant positions on the Board of Directors.

During 1988/89, three new Housing Authorities were established: Lutsel K'e Housing Authority, Snowdrift; Somba K'e Housing Authority, Dettah and Latham Island; and Rae-Edzo Housing Authority, Rae-Edzo.

The Corporation's total budget this year was \$135.8 million including \$65.3 million for Housing Associations and \$48.7 million for capital projects. During the year, the Corporation built 136 new public housing units, carried out 39 retrofits, and provided 162 units under the Homeownership Assistance Program. Northwest Territories vendors were awarded almost \$18 million in contracts, or 98 per cent of all purchased materials. A total of \$14.6 million or 84 per cent of the value of construction contracts was awarded to Northwest Territories firms.

Our increasing population and changing demographic trends which accompany this growth will affect the Corporation's ability to fulfil its mandate. As we initiate construction projects every year, we face the reality that the overall need for new homes has remained constant and may be increasing because of our population growth. We need to study this problem and strive for attainable solutions.

Philip Nukapiak

Philip Nukapiak Acting Chairman, Board of Directors PULYP, ALANSCOCDCD, P99-A PCR-ውናንና፡ H4° ውጥ OHD የየውፈላ የUF ው by ۵°6 C D'> ° 4'L Δ a Y'C D' - 5 -לכ ΔαΥ'C>c> የLΥ'O". L°a 60L>-DS' Ddd: \Δjσ dcΔ°\" Δ%σ`σ' Ler, Dyedcote Pady-Liber bol-کرد ۳۰ و : ۱۶ کمر کا می د درد ر می-۹۵۲۵۲ میلادیک و ۱۹۵۹ میلامی میلادی HO"> مادمار, ادر HODI مهدات که الم ለር የበ'ራጋኑ ላ'ልላራ' ላኒ Γ'ር ΗΔΡና⁶ ኦペህጋ. Ľ°ሬ Ľ[†]ኦ⁶ ΔሬΥ'CΡ1ላዔ'[†] Δυσελριτοί βαρλημι CLΔεσι 60°→1° \$135,793,000-7c>°>° ۵ د الانجاد \$65,324,000-0 ما المادر-יביניכס יבחלכקל שיר איף אין אסיכסף יבי - סישבע ישרת אישישט אלסישל -¬▷¬□
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Fifteen Years of Progress

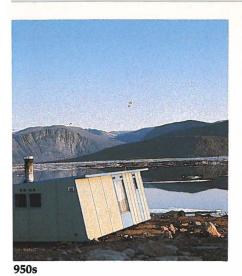
Fifteen years ago the Northwest Territories Housing Corporation came into being. Its primary mandate was to acquire funds through the National Housing Act, to build public housing rental units. Only two decades earlier many northerners, particularly native northerners, were living in tents or snow houses on the land.

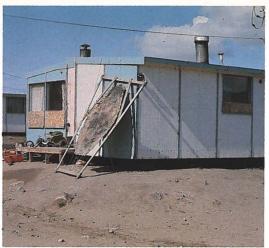
Southern style housing was first introduced to the smaller communities of the Northwest Territories in the late 1950s. The first houses, commonly referred to as "matchbox" houses, were small and can still be seen today in some eastern Arctic communities. These were the first homes for many people moving into communities from a nomadic life on the land. By the mid 1960s an effort was being made by the Department of Indian and Northern Affairs and the Canada Mortgage and Housing Corporation to organize northern residents to look after their own housing needs. By 1968 the first housing organization was active in the Eastern Arctic and the Department of Indian and Northern Affairs began delivery of the Northern Rental Housing Program in the Mackenzie Valley.

With the introduction of the Territorial Rental Housing program to Mackenzie Valley communities in 1969, control over Northern Rental Housing was transferred to the Housing Division of the Department of Local Government. Later in 1970, Eastern Arctic stock of Northern Rental housing was also transferred. Housing programs of this period were geared more to smaller isolated communities in the Arctic and Mackenzie Valley. However, in 1970 housing authorities were created in major municipalities such as Fort Smith, Hay River, Inuvik and Yellowknife to take advantage of the National Housing Actsponsored Public Housing programs, to build apartments, single family dwellings and senior citizens' complexes.

With the development of permanent communities and a population boom in the Northwest Territories, the need for housing -مو ، مهر ۵۰۵ ۱۲۹۵ کوم۱۱۱۹۶ کوم ا ->='<'-d--D'>' 1950-74' PPD' ששל הבירורי. לשיביל שלי בייל אלי בייל C Δነριፈነጋና "matchbox" የሩሌነጋላርና Δ'-'''' (\do' | Γρ\dic | \c)' \c) \c \do' | Cdb-۵۲۰ مری م حدی م ۱۰۰۹ کی از ۱۰۹ کی از ۱۰۰۹ کی از ۱۰۹ کی از ۱۰۰۹ کی از ۱۰۰۹ کی از ۱۰۹ کی از ۱۰ CL,94 גאיבילאישטי סריאלעיאסיסגאי دادمام محدر برد حلامر محد به ۵مالاد>،۵۱۹ مود،۵۰ ۵۹۹۱۲ کو ۵۱۹۹۲ کو ۵ -442' 47'C>L460'5'. 1960 4U46 $\Delta = -\lambda^2$ שירים יורים יין ספס יכיטרי בידים יין מידים יין Δ -- α -- 1968-טריחישן אפירילטלי בייבת-ተገሩ የጋሌኖህኒ‹ ለሔናው እ‹ የልዲኮት ሳሆ שבתאסישישי שליביע בישיאלשי 4סיססיכסטישה זייףיחרסהיםחי Lber «٬-Г.

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1960s 1975

became critical. To handle the housing question, an N.W.T. Council Task Force on Housing recommended that administrative responsibilities for housing be consolidated within one Government organization. In 1973, only 15 years ago, the Northwest Territories Housing Corporation was created.

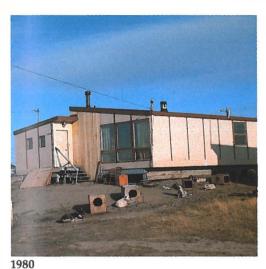
In the first six year period, from 1974 to 1980, the main objective of the Corporation was to alleviate acute housing shortages. Over 1300 public housing rental units were constructed in Northwest Territories' communities to meet the public housing needs of a rapidly growing population. With this construction boom came problems. Communities were concerned with their lack of involvement in the decision-making processes. As housing concerns grew in the communities of the Territories, residents were asked to become more involved in seeking solutions. For a three year period, from 1979 to 1981, the N.W.T. Housing Corporation and the Canada Mortgage and Housing Corporation sponsored meetings in regions throughout the North to recommend solutions to local housing concerns.

This was the beginning of a new era in housing which highlighted the involvement of the ultimate user in the decision-making process for housing.

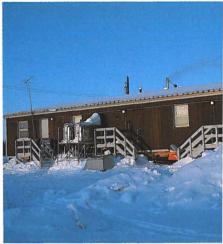
The current approach to housing in the Northwest Territories goes back to 1984 and the formation of the Special Committee on Housing. The final report of this Committee was presented to the Legislative Assembly in June, 1985. In all, the Committee made 82 specific recommendations ranging in subject from rental programs to the planning and development of communities. Basically, the committee concluded that the Housing Corporation and communities across the N.W.T. must share both the work and the responsibility in order to adequately meet the housing needs of the future. The report stated,

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"Overall, it is the view of the Committee that solutions rest not only in making government work. It is also believed that government works best when it allows decision-making to be based in the communities as much as possible."

The Housing Corporation's goal has essentially remained unchanged over the years. It was clarified in the 1985 planning process as being ''to assist residents of the Northwest Territories, in accordance with need, to secure and maintain adequate, suitable and affordable shelter at a reasonable cost.''

What differs today from the early days is the approach to this mandate. The current approach stresses the Corporation's commitment to principles of fairness and to public accountability for resources provided by the Government of the Northwest Territories and the Government of Canada.

Our strategy for providing community housing services emphasizes the principles of economic development, community development and accountability to and by the community.

The headquarters and district offices of the Corporation combine their efforts with local housing organizations to deliver two main programs: home ownership and rental housing.

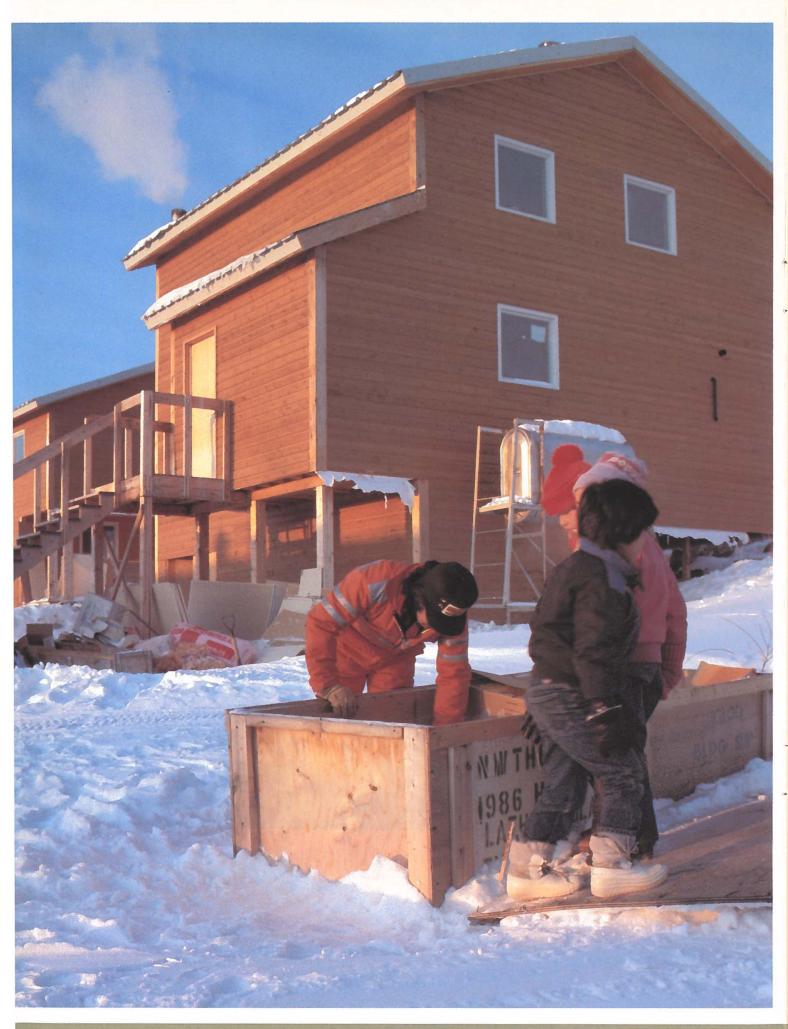
The homeownership programs include assistance and resources for clients to purchase, construct or repair their own home. There are five separate programs in this area.

The main rental housing program provides subsidized rental housing to individuals or families in need. Repairs to rental housing is also part of this program.

Over the years, these programs have evolved to meet the unique housing needs of our northern population.

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Highlights of 1988-89

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- The NWT Housing Corporation has a total of 4500 public housing units maintained and rented across the north, including units of accommodation specifically designed and operated for senior citizens.
- In 1988-89 close to 300 family units were built and added to the inventory. Over 112 of the new units were one and two bedroom units, built to serve the growing young population of the N.W.T.
- The total budget to operate the Corporation's public housing program in 1988-89 was \$54.4 million.
- Three new warehouses were provided to housing associations and land was developed for three others which will be constructed in 1989/90.
- \$3.8 million was expended for the modernization and improvement of the rental portfolio. This covered 160 projects.
- The Homeownership Assistance Program provided 162 new homes at a total cost of \$13,452,000. There are approximately 1,000 households which have taken advantage of this program since it started in 1984.
- With a budget of \$1 million, the Home Improvement Program assisted 52 homeowners to repair and improve their homes in 17 communities.
- With the implementation of the Maintenance Management System, the percentage of callouts to maintenance staff has been significantly reduced. Preventative maintenance schedules and maintenance criteria have been developed to increase tenant satisfaction, improve the quality of housing in the N.W.T. and ultimately reduce maintenance costs.

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- To provide bridge financing to house-holds with approved first mortgages, the Corporation approved 10 New Home Interim Financing loans in 1988/89.
- The Housing Needs Survey conducted in 1988/89 identified a social housing need of 3,146 units across the Northwest Territories. Approximately 20 percent of the requirement is for HAP units.
- With a young population, the identified need for public housing has moved away from three and four bedroom houses to an overwhelming demand for one bedroom units.
- To meet this demand for smaller units, the Multiplex Unit has been added to the public housing inventory. These units allow for a mix of different unit sizes in one building to meet community requirements.
- In response to our consultation process, public housing designs were modified in some communities to provide opitons in roofing and siding materials, to better suit the needs of those communities.
- Two new HAP designs were added to the catalogue to bring the total number of designs for selection to nine. Options in the HAP program continued to expand, offering each client more versatility to build a unit to better suit personal lifestyle and needs.
- All warehouses built this year have been modified from the designs offered to suit the particular community requirements.
- The second Design Input Tour was completed and information from this tour will be reviewed by the Design Review Committee. Recommendations from this committee will be incorporated into the Corporation's 1990/91 designs.
- Community consultation on the siting of public houses continued in 1989/90. All siting details are reviewed with local housing associations.
- The process of monitoring the use of local labour on N.W.T. labour contracts was started in 1989/90.

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- The Corporate Services Division generated some 956 purchase contracts valued at \$18.8 million. Of this amount, some 99.5% was awarded to northern suppliers.
- The Corporate Services Division monitored the transport of some 6500 metric tonnes of housing related cargo to all destinations in the Arctic. The Corporation spent close to \$8 million to get all materials on site in 1988/89. This cargo accounted for approximately one third of all dry cargo shipped into the North.
- The first Finance Conference for managers of local housing organizations was held in Yellowknife in October 1988. Delegates from 41 communities discussed items of mutual concern.
- The N.W.T. Housing Corporation's Finance Administration Manual was completed and received approval of the Board in 1988/89.
- Work was completed on the review of the Corporation's Automated Financial Information Systems program. Changes made to the system for the new year will provide program managers with more detailed information relating to expenditures and program budgets.
- Major activities of the Policy and Evaluation Division included preliminary work on a G.N.W.T. Comprehensive Social Housing Policy, participation in a joint N.W.T.H.C./CMHC evaluation of Rural and Native Housing Programs, and completion of the terms of reference for a strategic policy on evaluation. Work also continued on the Corporation's Community Development Strategy.
- The Human Resource Division received and processed nearly 200 requests for training from staff of the Corporation. Courses completed by staff covered a range of areas from communications to lands administration. The most requested course was time management.

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INUVIK DISTRICT

Management Report

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The Homeownership Assistance Program continued to be the most popular choice of communities in addressing their social housing needs. Forty families received building packages to construct their own homes.

This year there was a major increase in the number of repair assistance projects provided to homeowners. Fifteen families were assisted through the Home Improvement Program; seven senior citizens received grants for repairs to their homes and six families received assistance through the Emergency Repair Program.

The construction of rental homes continued to be an important part of the District's work. Three duplex units were added to the District's inventory and four older units were replaced in Aklavik by two duplex units. A burnt unit was replaced in Sachs Harbour.

Through the Retrofit Program, six homes were repaired in Tuktoyaktuk. Major renovations were carried out to 11 Inuvik homes through the Modernization and Improvement program. A new workshop/warehouse was completed for the Aklavik Housing Association.

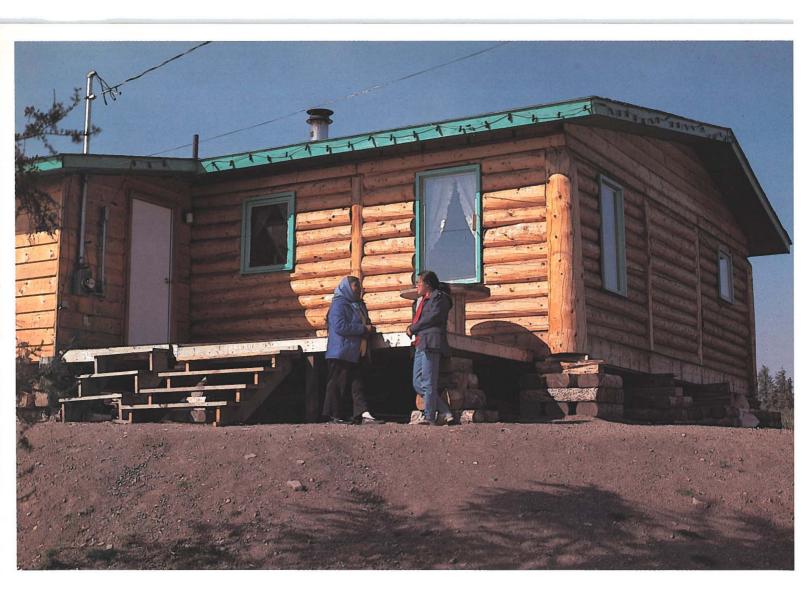
Some major accomplishments in the area of community development and community consultation were achieved this year. On April 1, the agreement between the Sachs Harbour Hamlet Council and the Sachs Harbour Housing Association was implemented. Under this agreement the Hamlet took on the responsibility for the daily operation of the rental program in Sachs Harbour.

In 1988, the District held meetings in every community with rental housing to discuss possible changes to the rent scale. In most communities the proposed changes were well received.

Most of the Housing Associations have responded well to the challenge of implementing the Maintenance Management Program. Improvements in the system and in the quality of information have helped make this program work.

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This year included greater co-operative efforts with Canada Mortgage and Housing Corporation at the District level, with the development of some joint repair projects utilizing the CMHC Residential Rehabilitation Assistance Program.

Inuvik

 Capital and

 O&M Budget:
 \$18,521,000

 Less Revenues:
 8,348,000

 Net Budget:
 10,173,000

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YELLOWKNIFE DISTRICT

Management Report

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Over the past year, the Homeownership Assistance Program continued to grow in popularity and there has been an increased interest in public housing. Through the community consultation process, local housing groups are identifying a need for public housing for some people who do not qualify for H.A.P.

Sixteen families were assisted under H.A.P. in 1988, with projects totalling \$1,206,000. Eighteen public housing units were constructed at a cost of \$1,751,642. This past year a record was set for housing projects in the District.

Repair programs were increased from the previous year. Thirteen Home Improvement Grant/Loans totalling \$349,000 and 37 Emergency Repair Grants and Senior Citizen Repair Grants totalling \$186,000 were delivered. There were also five Modernization and Improvement projects costing a total of \$229,875.

In August, 1988 the Latham Island and Dettah Housing Associations joined to form the Somba K'e Housing Authority. The Rae-Edzo Housing Association converted to an Authority and the Snowdrift Housing Association also completed its transition to a Housing Authority. At the end of the year, the Yellowknife District Office responsibilities for Snowdrift were turned over to the Hay River District.

Two special projects were completed in Fort Rae. They provided small modest dwellings for two senior citizens in the community. The project was carried out by the Hamlet of Rae-Edzo.

The Hamlet of Lac La Martre has started negotiations for the partial delivery of block funding in the 1989-90 fiscal year. The District block-funded repair programs in the community for the past three years.

In December of this year, Lac La Martre, Rae Lakes and Snare Lakes were approved for a special project which would carry out Emergency Repairs to approximately 70 units. All the projects required community involvement, with the installation of all materials carried out by the local housing groups.

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Yellowknife

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HAY RIVER DISTRICT

Management Report

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Private home repair programs continue to grow in the District. A total of \$945,000 was spent in the District, with \$641,000 spent in the Home Improvement Program, \$224,000 in the Senior Citizens Home Repair Program and \$80,000 in Emergency Repairs.

A total of 41 Homeownership Assistance Program (H.A.P.) units were allocated for 1988/89 to the communities of Fort Liard, Fort Simpson and the Hay River Reserve. Of the 41 units, 22 were block funded. A total of 30 units were completed and the balance are at various stages of completion. A total of 12 public housing units were constructed under the rental program.

The four Housing Authorities and one Housing Association in the District continue to perform well. With the closing of the Pine Point Mine, we lost one Housing Authority, but gained one as well, with the newly formed Authority in Snowdrift.

The new Senior Citizens' Home was completed in Fort Simpson and will be officially opened in late May. It will provide 30 units of accommodation for seniors.

\$350,000 was spent in minor capital for the Housing Associations and Authorities while another \$279,000 was spent on necessary special projects throughout all 14 communities in the District.

The new Maintenance Management Program is fully introduced to all the Housing Associations and Authorities.

Hay River

Capital and

O&M Budget:

\$8,915,000

Less Revenues:

3,844,000

Net Budget:

5,071,000

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\$8,915,000

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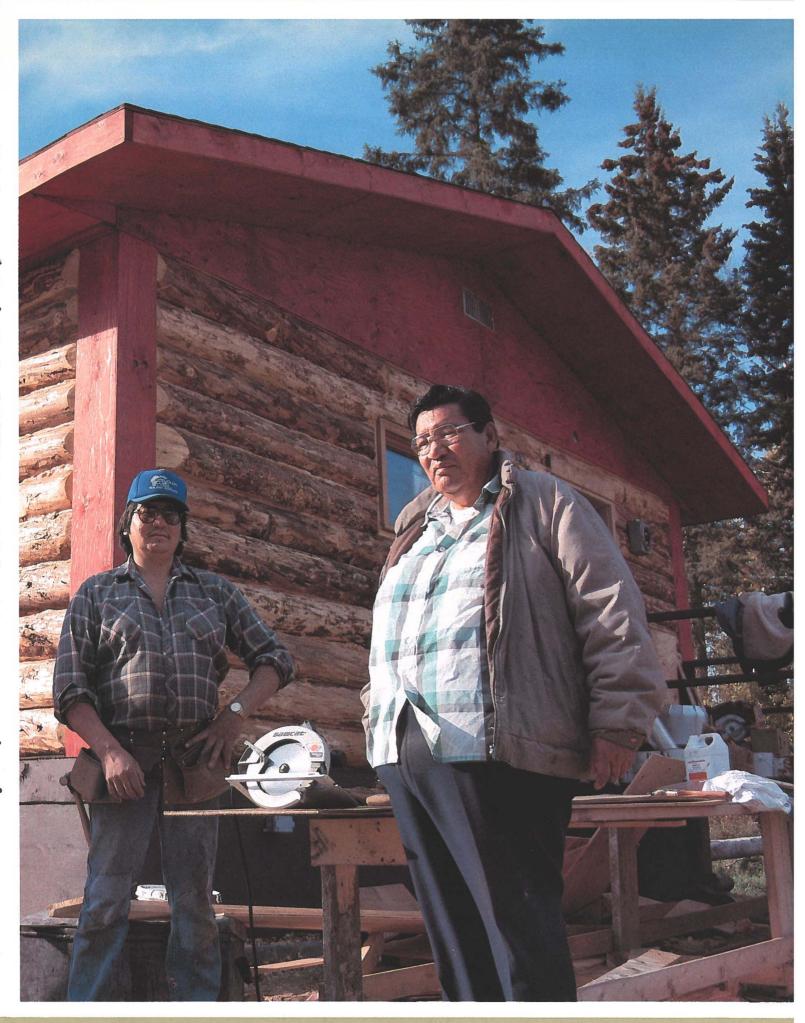
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KEEWATIN DISTRICT

Management Report

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The Homeownership Assistance Program continues to be well utilized in this District. During 1988 a total of 23 units were delivered to the seven communities in the District, and there is a never-ending supply of qualified applicants.

Interest in the Home Improvement Program is increasing, in line with the greater demand for home ownership, and will become more popular in the district as more people acquire their own homes under the Northern Territorial Rental Purchasing Program.

Construction was up in 1988 with 45 new unit starts. With closer monitoring of labour contracts, utilization of local labour is much improved.

To date there have been 39 units in the Keewatin that have been refurbished under the Retrofit II program, including eight units for Baker Lake in 1988/89. Despite temporary inconvenience to the tenants while work is being done, this program has done much to improve the standard of living for people in the Keewatin.

Community consultation, a priority within the Keewatin, kept District staff on the move. Consultation on maintenance priorities, design and issues such as the rental scale, brought to light many local concerns and recommendations. The consultation process will continue to be a priority in the upcoming year.

Keewatin

Capital and
O&M Budget: \$21,716,000
Less Revenues: 8,899,000
Net Budget: 12,817,000

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Capital and O&M Budget: \$16,864,000 Less Revenues: 7,111,000

Net Budget: 9,753,000 ሊ^{*}ልቴቴርኦሮሩጋቦ C_{-} 'ረላΓ ኦነሪኔ ነጋ፫ . Lጐ ልቴኔልኦ በኦሮን C_{-} 'ረላΓ ልረዜ» -Δሬኞና ተዋላዬ ነር ልቴልኦ ነገጥ ቴሪሀህ – ኔቴናሩ፡

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BAFFIN DISTRICT

Management Report

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Conference '88 was the highlight of the year in the Baffin District. The chairpersons and managers of the Housing Associations and Authority from all 13 communities attended the gathering in Iqaluit, November, 1988. This was the 20th anniversary of the founding of housing associations, the oldest Inuit administrative organization in the Baffin. The conference was both a workshop and a celebration.

The Honourable Tom Butters, Minister Responsible for the Housing Corporation, gave the opening address. In addition to workshops and panel discussions, the Corporation sponsored a trade show for locally-based businesses, the first of its kind in the Baffin. The conference concluded with a banquet at which long service awards were presented to 21 Housing Association and Authority personnel.

The community and economic development thrust of the Corporation is firmly under way in Baffin District. Hamlet councils, in concert with the local associations, identified people available to work with the contractors responsible for new construction in their communities. In addition, these two bodies allocated the housing units available to the community between the homeownership and public housing programs, and selected the clients who would receive the H.A.P. units.

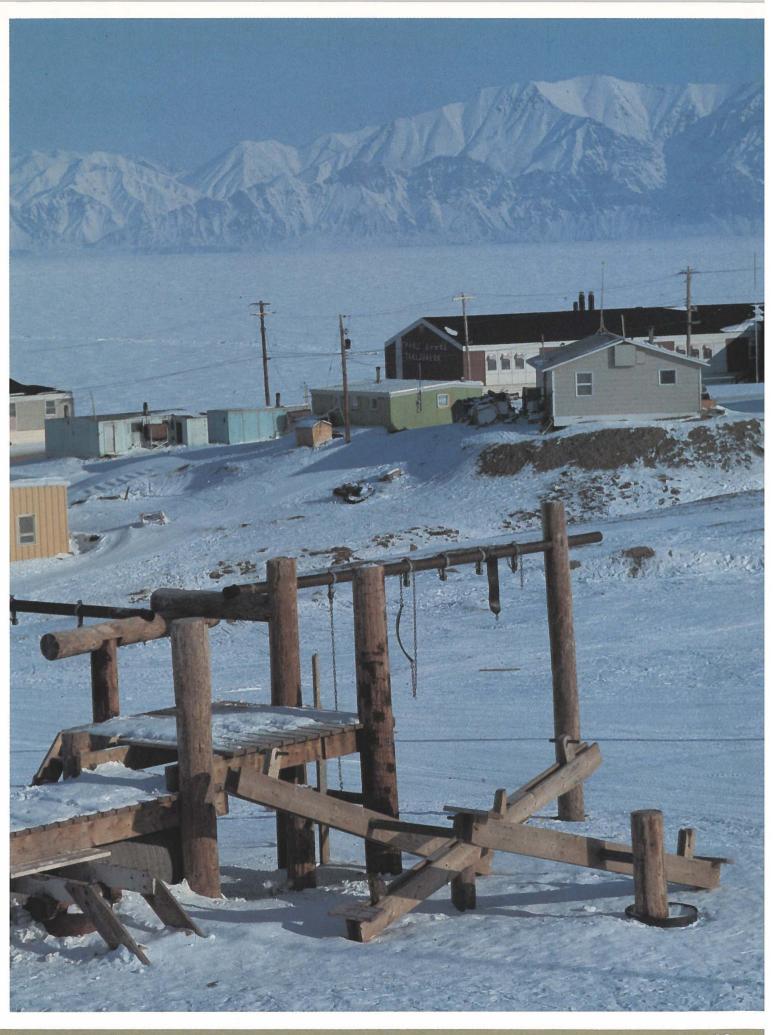
Homeownership in the Baffin continues to make steady progress. The record for completion of H.A.P. units continues to be good. However, with the exception of Iqaluit, the number of eligible and suitable H.A.P. clients is dwindling. Twenty seven units were delivered to clients in nine communities on sealift '88.

Other homeownership programs, however, are gaining ground. There has been a considerable increase in the number of applicants for and inquiries about the Northern Territorial Rental Purchase Program. The Interim

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ላ/ዣና የተላቃ ፈንሮም ልካጋሄበርህቃላኒቃበኑ ለተለሳህዛና চላተኖተቀሳም ልነጋና ላ/ኢላትጋ ሩ'ተላጥ የአስታ ጋንተናውበቴነጋና ላ/ኢላትጋ



BAFFIN DISTRICT/ ႷႲႷĊჂ< ᢦል᠈コィ៸LႫჀ

Financing Program has shown steady growth, from one client in 1985-86 to seven clients in the past year. Iqaluit residents form the majority of clients for this program.

The Home Improvement Program has been slow to take off in Baffin. This reflects the few privately-owned houses in the District. The recent sale of Northern Territorial Rental units will eventually result in more requests for this assistance program.

A total of 46 additional public housing units were delivered to 10 communities. The unit types reflect the need for small units for those people in the early stages of family formation. In addition, nine replacement units were built in four settlements. Gradually the old Northern Territorial Rental units are disappearing from the landscape. Five communiites benefitted from the Retrofit II program, with 13 units being completed this year.

The housing associations in Clyde River and Igloolik moved into their new warehouses during the year. The spacious, modern facilities will enable more efficient and effective maintenance. The Maintenance Management Program was initiated and by March 1989 implementation had reached 52%. A major development is the turning over of responsibility for modernization and improvement projects to nine of the local Housing Associations/Authority.

Gains were made in the administrative competence of local Housing Associations/ Authority in the District. The need now is for continued support and development of the local Boards of Directors.

Baffin

Capital and

O&M Budget: \$33,180,000 Less Revenues: 13,785,000 19,395,000 Net Budget:

-2,242,844 ,9CP2,C74 JC,2,444 LANYERS. PLDY DOLCONGE-ליכיC) ארעסאלי סרב, לרר, אר ۸۶٬۲-۵۳°-،>٠٦ ۵C۵۲۵-۵٬۶۰ 1985/86- ד סף שב סיט 7-שיב חי.

ሳثለስ ነርነ ተወረጋና ን^ተየምር የ יביכיאר. אסיססיכספיטי בפיכיאםי - トィC ,で ト 4 ストレック とんこう みんしんしゃ SDCDLAPP-AOS DPYUCASTON DP-べつかぬひイトつしょ.

------ 10-- \ \c-- \ D-\\C>->\. - ነው° ΔCC9 ሆፍዜግጋ የዓርነብ⊳ነላጋ C540'C'- 4-1'Da'. 4-La, 9-14' ۵~7'C>'40'5' 5~5>c>'5' 1CL+ CPRCODRA' actOrFCORON'. C'-L' שבי Δ64℃>
Λ-~4) Jil II-d', D'J'YO' ADFICDY C'GF **▶**₽▶୮ 13-ህ′ጔ∩⁵.

ረነጋ**ሳ**ለኒኒያ ውነ∪ና እ‹ ▷b▷ በኅር . よいしょうに ししょみゃんしょ うべししょしょしょしょしょしょしょしゃ כסליביהיאסהסי>י. סייףסבחיחהישי Γ 4)-'∩C>σ'\ > - 'σ'\ '>σ 52%-Γ'. ለ~~ላህላ፦ ላጕ•ላጋ • • ነገር • «የተፈ CD&, CD&, 0-1142, 25-,2 Q72-**√5~⟨ひとつ。\Lb4~。**

 $\Delta V_{\rho} = \Delta V_$ TP42-3 4>C() - 4 4644-6-6-1 δ ". C Δ L \subset b \forall I \circ L Δ " Δ C \subset D \circ C \circ ₽\Q₽[©] אור עאנל, כעט כס בין די טוף ውፈሮንው **ላ**ንረ«የ⊳Џ، የሀ<mark>୮</mark>ሃ_• የ_ריכע-٠٤٠.

>ځځ ۶۹۹۶

4007° \$33,180,000

Padya-ava-ava 13,785,000

19,395,000 PODYAC

Auditor's Report

214944 Dobbil

To the Minister responsible for the Northwest Territories Housing Corporation

I have examined the balance sheet of the Northwest Territories Housing Corporation as at March 31, 1989 and the statements of operation, equity and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1989 and the results of its operations and the changes in its financial position for the year then ended in accordance with generally accepted accounting principles applied 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 have, in all significant respects, been in accordance with the Financial Administration Act and regulations, the Northwest Territories Housing Corporation Act and by laws of the Corporation.

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

Ottawa, Canada July 7, 1989 ۵«ነበላና Δι3-κλίνθηνις βεργθηνι βρλιρίς βις βις Είν 31, 1989-Γι ΦρειηνηΕργία, Λθηγρητά Αναθίτρης βεργα ρερία
"ህወ» (Περι βρλιορίς Β. βρλις Λ.κακίρι Φλορίο Είνα Είνη Φλογονη Είνα Φλογονη Είνα Φλογονη Φλογονη Φίνονο Φίνονο

 Δ /LΓንቴ L-ነጋቦ ርህላ የፈውኑ ውራቴ ርውራጥ ፈ፡-Lነጋቦ ነቱየርው/Lው የፈውኑ ውራቴ ሃLራጥ የ፡-ቴ--ጋቦ L'Y 31, 1989ነብ ላ፡L ላው፡-(በነፈርውላ ቴ- Δ 'ጋቦላነነጉዮቱ Δ ->በነየዳው ውራቴ ር Δ /ປነጋልት ውየው Δ ንህላታ L-ነን ውየውህ-ውነጋቦ ውሎቴ ርኦን ስዮታ

פשכר פיואלאסוי השסאבישלאלוי

كالا المدر الحد∆ 7, 1989

Balance Sheet

for the year ended March 31, 1989

Assets		1988 ds of dollars) ÷いい アロアト)	VAUL≯⊳≺。
Current			Űa
Cash Accounts receivable Canada Mortgage and	\$ 12,836	\$ 8,312	ρσος ∇ ₇ ⊃←Υγάραλις βσορια ς βσορι
Housing Corporation Government of the	11,802	20,652	らる下。9c 9d>ゲン・9.し.
Northwest Territories	150	1,587	プラント ショウ
Other	2,512	1,811	۵۲٫۰۲۰
Prepaid expenses		782	46~40~40~40~40~40~40~40~40~40~40~40~40~40~
	27,300	33,144	
Investments in housing projects (Note 3)			፟ዸ፟ዹዾኯ፟፟፟፞፞፞፞ዾዺ (በሀያ፨ 3)
Land and buildings	127,001	127,835	ے کام'احا⊄ے
Mortgages receivable	2,142	1,926	אסיסטיכס אף ארשטיאלי
Notes receivable and			חחישסחי סף-סכסנס-י
purchase options	328	328	~>V.C>4,~.D.~~
	129,471	130,089	
Property and equipment (Note 4)	5,704	4,403	∧⊌∩۲۶⊳۲° ५๔°₽Ò°→ (∩∩°6° 4)
	\$ 162,475	\$ 167,636	

Liabilities		1988 ds of dollars)	⊴₽⋲⋗⋂ ^₅ ५°
	(CDY-CE	÷(), 6 5 6,)	
Current			Űa
Accounts payable	\$ 7090	\$ 7,471	۵۴-۵C۵۲۵÷۲
Accrued interest	3,270	3,331	っしゃんしゃ
Due to the Government of the			۵۵-۵۵۰۹، ۵۵،۵۹
Northwest Territories (Note 5)	1,013	3,783	しペレ ሤዅኌ′ (በበኄኈ 5)
Unapplied capital contributions			42 λΓλιοι αβογύοι Φργυηι
(Note 6)	11,519	13,619	(በበቴኦበሢ 6)
Contractors' holdbacks	373	164	¿ 5 5 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Current portion of long-term	050	700	in all abotions
liabilities	852	790	بح ۱۹۹۵ مهې حي
Long-term (Note 7)	97,136	98,351	44-647, (UU.P. 1)
	121,253	127,509	
Commitments (Note 10)			ጋና'ልቴ႕•ጋና (በበቴኈ 10)
Equity			م ١٢ ح م ٢٥ ح
Government of the			
Northwest Territories	41,222	40,127	⊅σ _ε ∪∢ሩ Γ≼Γ _Р ۹ _ル ι
1401th West Tellitories	\$ 162,475	\$ 167,636	20114 0/201
	Ψ 102,473	Ψ 107,030	

Approved by Management:

President

Vice-President, Finance and Corporate Services

Approved by Board:

Chairman

Member

Statement of Operations

for the year ended March 31, 1989

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		1988 ds of dollars) みついアムトト・)	
Revenues and recoveries			らっている。
Contribution from the Government of the Northwest Territories (Note 5) Recoveries from Canada Mortgage and Housing Corporation (Note 8) Interest and other revenue	\$ 63,816 42,246 2,630 108,692	\$ 58,648 38,885 2,220 99,753	ልጋ•አዑ፡ አጋ•አዑ፡ ልዓ አጋ• አር
Expenses			42,CÞ4,
Contributions to local housing organizations Repairs, maintenance, grants and other costs Administration (Schedule) Interest on long-term debt Depreciation and amortization Workshops and studies Loss on disposal of land and buildings	54,415 25,233 15,518 13,225 6,827 428 191 115,837	50,309 21,667 14,193 13,348 6,767 299 563 107,146	Φρ. Ασ. Ε Φρ. Ασ. Ε Φρ. Ε <
Excess of expenses over revenues and recoveries (Note 9)	\$ 7,145	\$ 7,393	PU,UCb4.つ (UU,Pp. 8) 4L49,8UL>b4, 4D,Cb4年,

Statement of Equity

for the year ended March 31, 1989

	1989 1988 (thousands of dollars) (C ト いっと ウェ ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・ア・		
Balance at beginning of the year	\$ 40,127	\$ 41,887	ልግ የሚያርውት የ
Excess of expenses over revenues and recoveries	(7,145)	(7,393)	ρυ,υςρ <u></u> ィ۹, σ Διαρης Δο, σησι, βσρληυοι
Contributions from the Government of the Northwest Territories			r«Γ»۹ル» » e . ∇ρήλας
Capital contributions used for capital expenditures	7,482	4,592	۵۵,۵، مه۵۶,۵۰۰ مه۵۶٫۵۰۰ « ۲۳۹۶۸۹،
Other capital contributions	125	600	ΔΥ.Χ.ς ΔΡ.ΣΥ.Ο.ς ΦΡ.Υ.Α.ς
Operating contributions provided for loan principal repayments	633 8,240	441 5,633	db⊂bCb4, dጋ,ጋd,Cb4¬, db∽,U,4Ų, ∇PήU,
Balance at end of the year	41,222	40,127	ው 'ታጥ' ÞየÞ' 🍱 'ህላታ

Statement of Changes in Financial Position

for the year ended March 31, 1989

> פיף כסאנ פיסאנ מלסיאנטנ

		1988 Is of dollars) -つ・ドェトナ・)	
Cash provided by (used for):			ρ٩٣٠;) Ļσρλ. ΔΟ∇σρ4. (ΔΟ.Cρ4.
Operating activities			ססביט,אכסא, עביע _ל
Excess of expenses over revenues and recoveries	\$ (7,145)	\$ (7,393)	VብŲ، ϧϭϙϟϪϧͺϽ ϘϢͶϹϷイԳͺ¬ ላLላμη∇, ላጋ,Գ۹Գ, ϧϭϷϟ͵ͿϢϷ,
Items not involving cash Depreciation and amortization Loss on disposal of land	6,827	6,767	ስታት አታማሪ ያትም ሊው ኅዓት አ ምንዓ አር አናን ምን ማንማ የ ማን ርንርን የ
and buildings Increase in allowance for employee leave and termination benefits	191	563	ο ωριο ΑρίΩι ΔεΓαγοραί ΔρίΩι ΔεΓαγοραί ΔρίΩοι Απουρομοί ΑρίΩοι Απουρομοί ΑρίΩοι
Changes in non-cash operating working capital	5,307 5,359	7,809	U›4CÞ4، ላኬጋሷህግ، ላጋ.ጋ. ላጎላภ.CÞ4، ዜግዕትው,አ.ጋ. ላውና ሚያጋችልሁ. ጥያፋሁ.
Financing activities	3,339	7,036	⁶ פֿסף בריפין. עיריעאַלי
Contributions from the Government of the Northwest Territories credited to equity	8,240	5,633	σ,Le,βUL,ÞΔ42, ∇C,ÞΔ4, ∇ρ4,4J14, Φσ,UQ, ΓάΓ,βλι,Φ.
Repayment of long-term debt	(1,332) 6,908	(840) 4,793	db~ÞCÞ⊀، dþ,Ͻ,¬U⊃,₽Þ⊀¬,

	1989 (thousands (CDト°Ċこか	1988 s of dollars) つい ドムトト・)	
Investing activities			Papyshacode A-2014
Additions to investments 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	(26,679) (944) (1,745) 20,396 501 728 (7,743)	(13,955) (930) (755) 9,920 304 809 (4,607)	ΦΡΟΝ, Φ ΦΡΟΝ, Φ ΦΡΑΝ, Φ ΦΡΑΝ, Φ ΦΕΡΑΝ, Φ ΦΕΡΑΝ, Φ ΦΕΡΑΝ, Φ ΦΕΡΑΝ, Φ ΦΕΡΑΝ, Φ ΦΕΡΑΝ, Φ Φ
Increase in cash	4,524	8,024	۵-۱۹-۵، ۱۹-۵۶ د درې
Cash at beginning of the year	8,312	288	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Cash at end of the year	<u>\$12,836</u> _	8,312	ዕየውና ም ₆ ብፈት <mark>ው</mark> የቀ ⁷ ራፊት አስፈና

Notes to Financial Statements

March 31, 1989

DobisCDX Paby

LY 31, 1989

1. Authority and objective

The Northwest Territories Housing Corporation is a territorial 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 is dependent upon the Government of the Northwest Territories, 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 cost less recoveries from Canada Mortgage and Housing Corporation. Northern rental housing, which has been transferred form the Government of the Northwest Territories, is stated at the transferred amount. Depreciation 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. Depreciation 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.

1. סליור שליט" שליארף אבליש

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פירפתדסל אאחים

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.

Δράμι σσι∪αι ΓαΓρηρισοι

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Φ#ΡιϽιΥΡΟινς ΔΡΚΟι

 $_{a}$ ር/ነላና $_{a}$ ር/ነራ/ነት $_{a}$ ር/ነራ/ነራ/ነት $_{a}$ ር/ነራ/ነት $_{a}$ ር/ነራ/ነራ

3. Investments in housing projects

(a) Land and buildings

				1	989			1	988
	Accumulated Cost Depreciation Net				Net				
			(th	ousand	s of dollars	s)			
Land assembly Public housing Northern rental housing Senior citizens' housing Construction in progress	\$	5, 1,	568 .796 .837 .923	\$	47,450 4,724 596	\$	568 116,346 1,113 1,327 7,647	\$	2,420 114,127 1,546 1,449 8,293
1.00	\$	179		\$	52,770	\$	127,001	\$	127,835
(b) Mortgages receivable							1989 (thousa	ands o	1988 of dollars)
First mortages, rural and remote housing, bearing rates varying between 9 7/8% and 21% per ann over a maximum period of 25 years						\$	1,248	\$	1,318
Other mortgages, bearing interest at rates varying and 11 1/2% per annum, repayable over a max of 25 years							329		399
Interim financing loans, bearing interest rates bet and 14 1/4%, for indeterminate periods	ween	13 3	/4%			\$	565 2,142	\$	209 1,926

ף איל של ברת שי ארת שם י

(a) ๑๑° Δ゚ュペイペン

		1989				19	988
	△ ₽Γ≻₽⊀‹	۵۴۵۰۲۵۶ ۱۹۵۲۵۶۵۶ ۲۹۵۲۵۶۲۵۶	د کد میلادا	<u>-۲٬ ۱۵۰</u> ۶	، Δح	<u> </u>	<u>'4' 6</u>
/ግትውሬ,፡-	\$ 568 163,796 5,837 1,923 7,647 \$ 179,771	\$ 47,45 4,72 59 \$ 52,77	24 96 	568 116,346 1,113 1,327 7,647 127,001	-		2,420 114,127 1,546 1,449 8,293 127,835
(p) ላጋ፡ጋላ፡CÞላ፡ ላየ-Þበ፡ለጉ‹					<u>1989</u> CD5°Ċこ	÷''')'	1988 Pady')
/°> - '<'	ቀ ነት የ ነር ነጋ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ ነ	' 9		\$	1,248	\$	1,318
ላ/ጕና	I'ĠJCĹ", ΦP-				329		399
4) 2000 -	3/4% dL>	1 4			565 2,142	\$	209 1,926

4. Property and equipment

	Accumulated Depreciation and Cost Amortization Net					lot		88
				s of dollars)		et	IN	et
Warehouses	\$	5,637	\$	791	\$	4,846	\$	3,463
Office furniture and equipment Staff housing		1,284 531		784 249		500 282		542 309
Leasehold improvements		261		254		7		12
Office buildings		162		93		69		77
O	\$	7,875	\$	2,171	\$	5,704	\$	4,403

ב׳רפתלסלי אטחים

			19	989			19	988
			46746c	-40-97°				
			PU<<.	-40-94c				
			44					
	4PC	>D4c	OS4QC 9D	D& 040	∆ د ^{وم} ل ۲۷	4. 6 D P.	De "VYL	4. bobs
			(۵۲۹۵)	יטי פרסףי)			
ک ^ر ۲	\$	5,637	\$	791	\$	4,846	\$	3,463
חחיאי בירי אטהים		1,284		784		500		542
לבי, סר־פטטגני		531		249		282		309
אסטסעיכסלי קייירסיכסלי		261		254		7		12
טטניטָנ סי־ילסנ		162		93		69		77
	\$	7,875	\$	2,171	\$	5,704	\$	4,403

5. Due to the Government of the Northwest Territories

	<u> </u>		1	989			1988		
	Operations and Special Maintenance Contributions Total (thousands of dollars)					otal	Total		
Balance at beginning of year	\$	3,204	\$	579	\$	3,783	\$	7,130	
Operating contributions		50,235		-	17.75	50,235		49,599	
Operating contributions provided for loan principal repayments		(633)		_		(633)		(441)	
Capital contributions used for repairs									
maintenance, grants and other costs		15,004		_		15,004		12,692	
		64,606		-		64,606		61,850	
Cost of operations net of unfunded items		63,816		_		63,816		58,648	
		790		_		790		3,202	
		3,994		579		4,573		10,332	
Repayments	_	3,204		356	feet le	3,560		6,549	
Balance at end of year	\$	790	\$	223	\$	1,013	\$	3,783	

שלים באנשל השהעה הלושה הל

			1988	
		(CD/。Ç<\+,C)。 b<\pc) ∇P4CD4。 D\+,Gc ∇P4CD٢4,L)。	٩٥٠-٦٢٠	۹۵۰-۶۲۰
αρ∽.(∪,4Ų, ∇ρ4∪, ▷¬,←,μ, ⊳ι⊳∟ ∨ια5Cρ4,	\$ 3,204 50,235	<u>\$ 579</u>	\$ 3,783 50,235	\$ 7,130 49,599
۵ 6- Φ <i>U</i> _P γ. Φ 2.Σ Φ . Τ . Φ 2.Σ Φ (CP Υ ² . Φ P 4. Φ -(U , ΥC).	(633)	_	(633)	(441)
ἀψρΓ,4Uιλο U, ΦρήCρ<?U,<br ΦΟ,CΡ4, ΦιδιΦ3Cρ U,<br ΦΕΣήU?, ΦρήU,			45.004	10 (00
ን ^ፈ ርን ያንባረጋላ – ን ^ፈ ንኒ ነ	15,004		15,004	12,692
∇፦"Λ.ΚΓ4», ๒°ρλ», δελι, δρ∽،∪γ4ψ,	64,606		64,606	61,850
つらくひくしんしょう	63,816	<u> </u>	63,816	58,648
	790	<u> </u>	790	3,202
	3,994	579	4,573	10,332
۵۵-۵C۵،۹۹-۵.۵۰	3,204	356	3,560	6,549
₽⊅'ኇ፞፞፞፞፞፞ <u></u> ፟ፚ፞ዾኯ፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟	\$ 790	\$ 223	\$ 1,013	\$ 3,783

6. Unapplied capital contributions ントイトトトゥック・マンドハット ムレイウェ ムレイウェ

	1989 1988 (thousands of dollars) (CDSでこかつで PaDケい)	
Balance at beginning of the year	\$ 13,619 \$ 6,334	₽ ⊅ረ <mark>-</mark> ሊሪ
Capital contributions received	20,979 34,598 24,569 30,903	۵۵۵۹۷۳، ۵۴۹۷، ۷۲۵۹،
Capital expenditures	7,482 4,592	₽5.40°, ФЭ,CÞ4,
Capital contributions used for repairs, maintenance, grants and other costs	15,004 12,692 22,486 17,284 12,112 13,619	ላንም.ግ ላቤ ← DCDL ላንም.ግ ላቤ ← DCDL ላይ ህር ትው ‹ግሁ, ∇ዋሷርው ‹ግሁ, ጳሑቴር ላኒ አናር ታረ ዓራር ነው ላይጋሷ ሀግ ‹ ∇ዋሷር ው ላር ነው
Repayments		۵۵-۵CD،۳۶-۵.
Balance at end of the year	\$ 11,519 \$ 13,619	₽₽ ⁶ ₽₩ ₽₽₽< ₽°ህ₫₽
Representing unapplied capital contributions for: 1989 1988 1987 1986 1985	\$5,076 \$ — 3,964 10,702 1,048 1,943 205 597 1,226 377 \$ 11,519 \$ 13,619	ጋን ረናኦርኦ ረL ኍናጋና ፭ ፆጋቭበና Δ ኔቭርኦፈካና: 1989 1988 1987 1986 1985

7. Long-term liabilities 4dのトペックでハルケトペー

	1989 1988 (thousands of dollars) (CDSでこかい アセクケ・)	
Long-term debt:		לא אליטת לא לאיטת אסלי:
Section 43 loans from Canada Mortgage and Housing Corpora- tion, repayable in annual install- ments until the year 2033, bearing interest at an average weighted rate of 13.3% (1988 - 13.8%)	\$ 94,380 \$ 94,565	Δε\ ΠΠς'ζΕ\" 43-Γ 6αCΦ' Δ'=~λ'ζΦ'ΔΥ"σ', ΦΡ-ΦCΦ'- 6°σ~Δ%'Ο' Φ'ζJCL" ΦΡ-Ό'C- Φ«">Π' ΦΡ-Ό'C> ΠΡ">Ν ΦΡΟΔ' 2033-Δ', "Э°ΥΦΠ\ Φ»'σ%'>σ 13.3%- Γ' (1988 - 13.8%)- νεΦ'>σ.
Section 42 loans from Canada Mort- gage 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 9.8% (1988 - 13.3%)	480 968	Δ - ٦
Section 15 loans from Canada Mort- gage and Housing Corporation, repayable in monthly installments until the year 2023, bearing interest at an average weighted rate of 8.5% (1988 - 8.4%)	647 1,268	Δ - ٦ - ۲ - ۲ - ۲ - ۲ - ۲ - ۲ - ۲ - ۲ - ۲
Loans from Canada, repayable in annual amounts through 1996, bearing interest at an average weighted rate of 8.2% (1988 - 8.0%)	235 273	4ጋንጋሳንር አና ቴ ፈር Γ΄,
Deferred contributions from the Government of the Northwest Ter- ritories for the provision of interim and supplementary financing loans	95,742 97,074 1,100 1,100	CD4,77, Pr QP 40,204, Pr QP,204,
Allowance for employee leave and termination benefits	1,146 967 97,988 99,141	Φρήυ, Φο,ενγρη, « Φι Ο Ο Ι, Ο , Α η Γ
Portions included in current liabilities	852 790 \$ 97,136 \$ 98,351	۵-۲۰۵۱ کو ۵-۲۵ کو کے د ۱۳۵۱ کو ۱۳۵۱ کو ۲۵۰۵ کو

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

	Principal	Interest	Total		4P-D0-5	<u>⁰○⟨へん。</u> Сめ	CΓ۷, ۹ ۹ ۱۰ - ۱۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰ ۲۰
	(thousands of doll	ars)		(CD	۲۰۹ ، ۱۲ و ۲۰	. > γ')
1990	\$ 329	\$ 13,090	\$ 13,419	1990	\$ 329	\$ 13,090	\$ 13,419
1991	294	13,056	13,350	1991	294	13,056	13,350
1992	310	13,023	13,333	1992	310	13,023	13,333
1993	337	12,982	13,319	1993	337	12,982	13,319
1994	365	12,948	13,313	1994	365	12,948	13,313

8. Recoveries from Canada Mortgage and Housing Corporation

The Corporation participates in various public housing and homeownership assistance 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. A summary of recoveries is as follows:

∇ιρωνίσους Ασονίσους Αντικός Αντικ

 Δ \Box Δ

	1989 1988 (thousands of dollars) ((てひゝ^Ċ。。; ヴゝ ドェウゝ・)	
Recoveries in respect of:	(C) (C)	٥٠٠, ۵۲ م. ۵۲ م. ۵۲ م.
Operations and maintenance		Φς.U,4U4, Q&ΦΡΓΦ,σ5U4,
Contributions to local housing organizations including interest expense Repairs, maintenance, grants and other costs funded by capital contributions provided by the Government of the Northwest Territories	\$ 32,014 \$ 29,914 10,232 8,971 \$ 42,246 \$ 38,885	CD4, νσιυ4, Γ4ΓΑμ, ει Φερυη βιυ αμο τος Φενον 4μο τος Φενον 4μο τος Φενον 4μο τος Φενον 4μο τος Φεγυ βιυ αν τος Φεγυ φυ τος Φεγυ τος Φεγυ τος Φεγυ τος Φεγυ τος Φεγυ τος Φενον τος Φενο
Capital		ላ ቴጋሳџ،
Additions to land and buildings	<u>\$ 20,396</u> <u>\$ 9,920</u>	۵د۱۹۵۱، معه، ۵،۰٬۲۹م،

9. Excess of expenses over revenues and recoveries

The excess is represented by the following unfunded expenses:

	(1989 (thousand		
Depreciation and amortization	\$	6,827	\$ 6,767	ላይ ጉ/ፍ ድ ላይ ላጋ ለን ላ ነው ነ
Loss on disposal of land and buildings Long-term portion of allowance for		191	563	۵۲۵۶۶۵۲ مد۲٬ ۵۲۵۶۲۵۶
employee leave and termination benefits Operations and maintenance items		130	59	۹۹۵ مین ۳۰۹۵ ۱۹۵۲ میر ۱۹۵۲ میر ۲۹۵ میر ۲۹۵ میر ۲۹۵ میر ۲۹۵ میر ۳۰۹۵ میر ۲۹۵ میر ۲۹۵ میر ۲۹۵ میر ۲۹۵ میر ۲۹۵ می
paid out of prior years' capital grants Other		1 (4)	4	ላላ. Cρ4، dbጋረሀ [®] ، dጋ,ጋ,∀ρ [©] ρ,Ω [®] , dp [©] ,≺ሀ, d, [®] bΓ∇, [©] 5ሀ, [©] db [©] b [—]
Offici	\$	7,145	\$ 7,393	Nr 1 ·

10. Commitments

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

(1	hou	sands	of	doll	ars)

1990	\$1,597
1991	1,499
1992	1,278
1993	1,115
1994	975

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, 1989 the estimated cost to complete housing and land assembly projects in progress was \$6,900,000 of which Canada Mortgage and Housing Corporation will share in the approved cost to the extent of \$4,798,000.

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(CDY CC + C) Papy)

1990	\$1,597
1991	1,499
1992	1,278
1993	1,115
1994	975

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Schedule of Administration Expenses

for the year ended March 31, 1989

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DPD - "NO" LY 31, 1989-1

Salaries and benefits
Travel and relocation
Buildings and equipment rentals
Professional and special services
Materials and supplies
Communications
Land title fees and expenses
Directors' fees and expenses
Computer services
Miscellaneous

	1989	1988				
	(thousands of dollars)					
(CDS°CC	÷،ک،	Papy()			
•	0.000	•	0.051			
\$	8,909	\$	8,251			
	2,641		2,706			
	1,626		1,567			
	771		608			
	545		259			
	452		384			
	252		163			
	162		138			
	159		93			
	1		24			
\$	15,518	\$	14,193			

