



*Northwest Territories
Housing Corporation
Annual Report 1988-89*



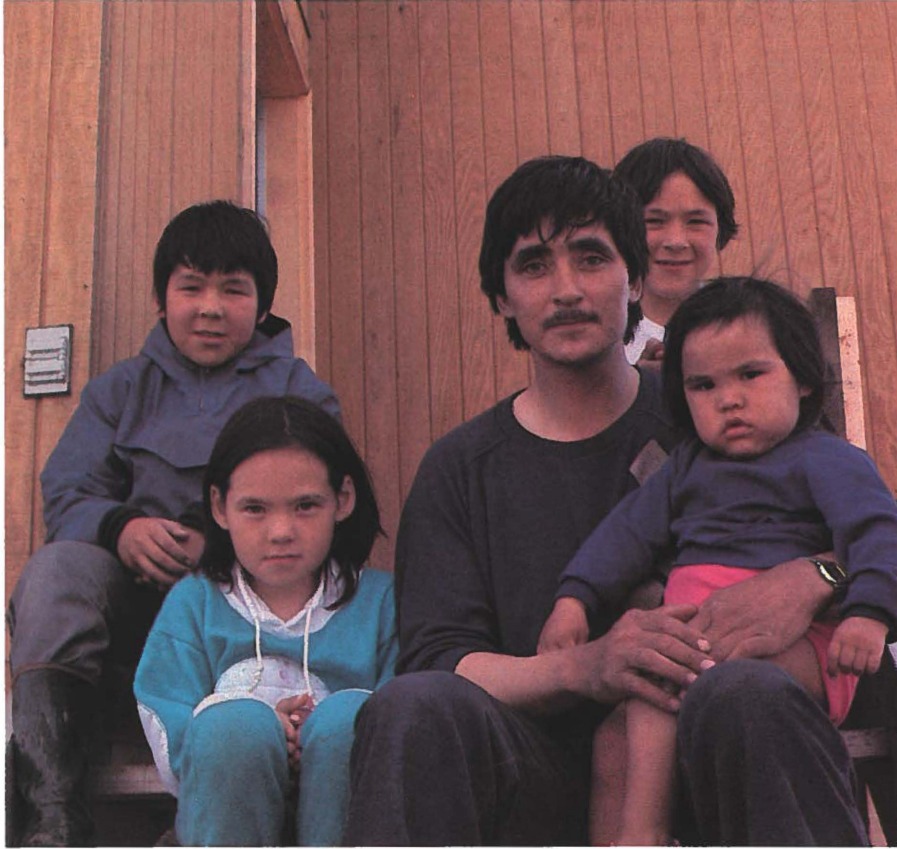
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1988-89



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1988-89



NWT GOVERNMENT LIBRARY

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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

ບໍລິຫານ,
 ສະໜັບສະໜູນ ລັດຖະບານ

ກົມຄຸ້ມຄອງ:

ບັນດາຜູ້ໃຫຍ່ ຈຳນວນສະໜັບສະໜູນ ລັດຖະ
 ບານ ຂອງ ກົມຄຸ້ມຄອງ ມາຢູ່ກັບ
 ບັນດາສະມາຊິກ ສະໜັບສະໜູນ ລັດຖະບານ ທີ່
 ມີຊື່ສະຖານ ຂອງ 1. 1988-ປີ ຄັ້ງ 31.
 1989-ປີ.

ບັນດາຜູ້ໃຫຍ່ ຈຳນວນສະໜັບສະໜູນ

ເຈົ້າ ຂອງ ລັດຖະບານ
 ກົມຄຸ້ມຄອງ ບັນດາສະມາຊິກ ສະໜັບສະໜູນ
 ລັດຖະບານ ທີ່ມີຊື່ສະຖານ





Building on the foundation of increased self-reliance, 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.

Tom Butters

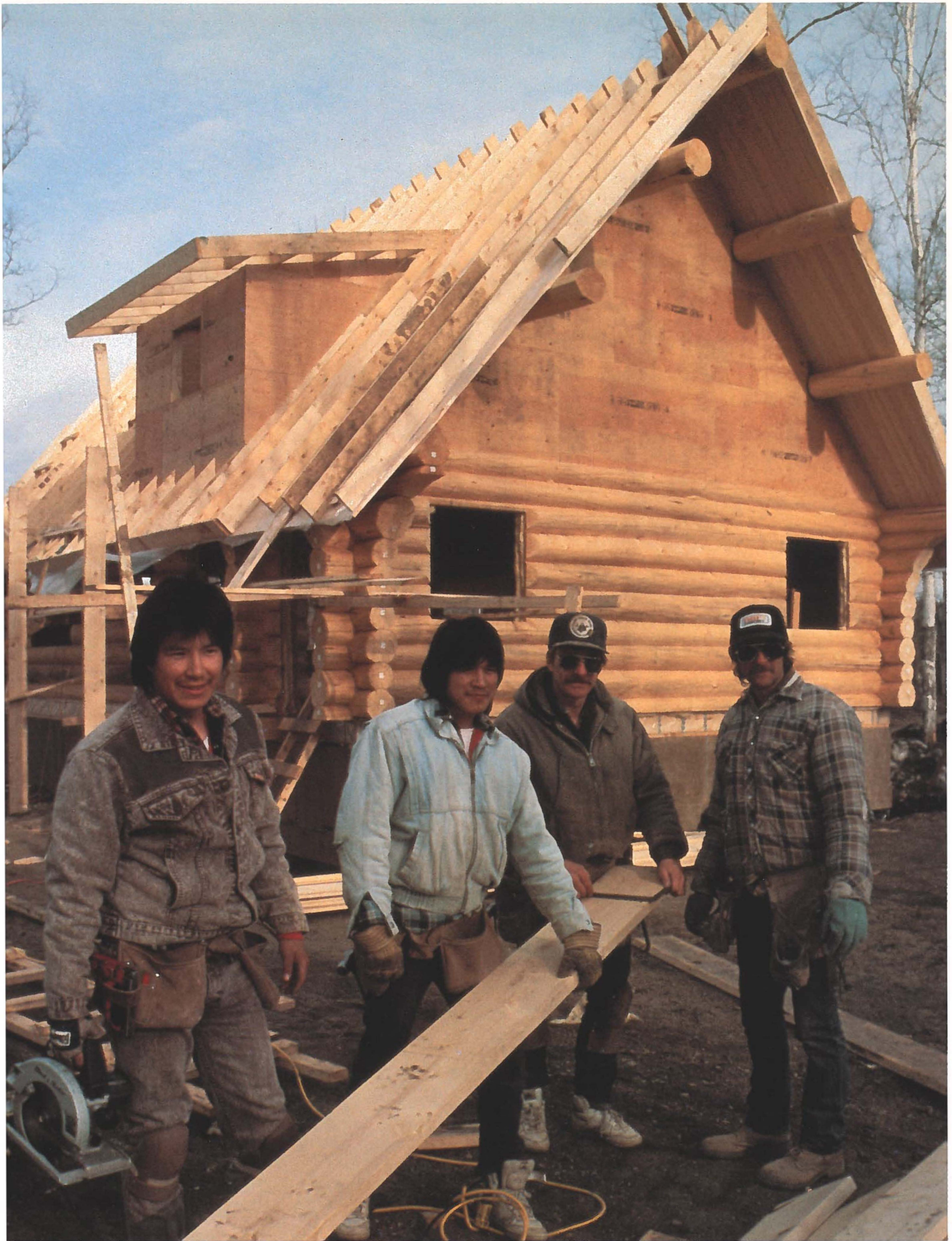
Hon. Tom Butters
Minister Responsible for the
Northwest Territories Housing Corporation

መኖሩን ለማረጋገጥና ለሌሎች ለማግኘት ለሚችሉ ሰዎች ለማድረግ ይህ ዓይነት ስራዎችን ማድረግ ይቻላል። ለሁሉም ሰዎች ለመኖር ለሚችሉ ሰዎች ለማድረግ ይህ ዓይነት ስራዎችን ማድረግ ይቻላል። ለሁሉም ሰዎች ለመኖር ለሚችሉ ሰዎች ለማድረግ ይህ ዓይነት ስራዎችን ማድረግ ይቻላል።

ለሁሉም ሰዎች ለመኖር ለሚችሉ ሰዎች ለማድረግ ይህ ዓይነት ስራዎችን ማድረግ ይቻላል። ለሁሉም ሰዎች ለመኖር ለሚችሉ ሰዎች ለማድረግ ይህ ዓይነት ስራዎችን ማድረግ ይቻላል።

Tom Butters

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መኖሩን ለማረጋገጥና ለሌሎች ለማግኘት ለሚችሉ ሰዎች ለማድረግ ይህ ዓይነት ስራዎችን ማድረግ ይቻላል።



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 Esther Lazore has been replaced by Mavis Michaud of Fort Simpson, and Jaykolassie Killiktee's term has expired and has yet to be filled.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 Kritaqiluk 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
Acting Chairman,
Board of Directors

ბილიტაშ დირექტორების ცვლილებები: ჰენრი ოჰოკანოაკის ვადის ვადას დასრულდა და იგი ჩარლი ლაილმა შეცვალა. ესთერ ლაზორე ჩამოვიდა და მავის მიშაუდმა შეცვალა. ჯეიკოლასი კილიკტეის ვადის ვადას დასრულდა და ამდრომდე ვერცაა დასრულებული. ამდროინდელი დირექტორებია: სიმონიე ალაინგა იკალიუთიდან, ჩარლი ბარნაბი ფორტ გუდ ჰოპიდან, სტივ ბროკსი ჰაი რივიდან, ფინანსების კომიტეტის თავმჯდომარე, გერი ჩიეზიე ფორტ სმიტიდან, პოლიტიკის კომიტეტის თავმჯდომარე, კნუტე ჰანსენი აკლავიკიდან, ჩარლი ჰაოგაკი საჩს ჰარბორიდან, პეტერ კრიტაკილუკი არვიათიდან, მ. ჰერონი და მე. ამდროინდელი ორი ვაკანტური პოზიციაა დირექტორების კომიტეტში.

1988/89 წლის განმავლობაში დაარსდა სამი ახალი სახსრების ავტორიტეტი: ლუსელ კე-ის სახსრების ავტორიტეტი, სნოდრიფტი; სომბა კე-ის სახსრების ავტორიტეტი, დეტაჰი და ლათამის კუნძული; რე-ედზოს სახსრების ავტორიტეტი, რე-ედზოში.

წლის განმავლობაში კომპანიაში 136 ახალი სახსრების ერთეული აშენდა, 39 რეტოფიტი ჩატარდა და 162 ერთეული სახსრების ერთეული სახსრების დახმარებით აშენდა. ჩრდილოეთ ტერიტორიების მწარმოებლებს 18 მილიონი კონტრაქტი ავტორიტეტის მიერ დაინდობდა, რაც ყველა შეძენილი მასალის 98 პროცენტს შეადგენდა. აშენების კონტრაქტების მთლიანი ღირებულება 14,6 მილიონი ან 84 პროცენტია მთლიანი მშენებლობის კონტრაქტების ღირებულებისა ჩრდილოეთ ტერიტორიების კომპანიებისთვის.

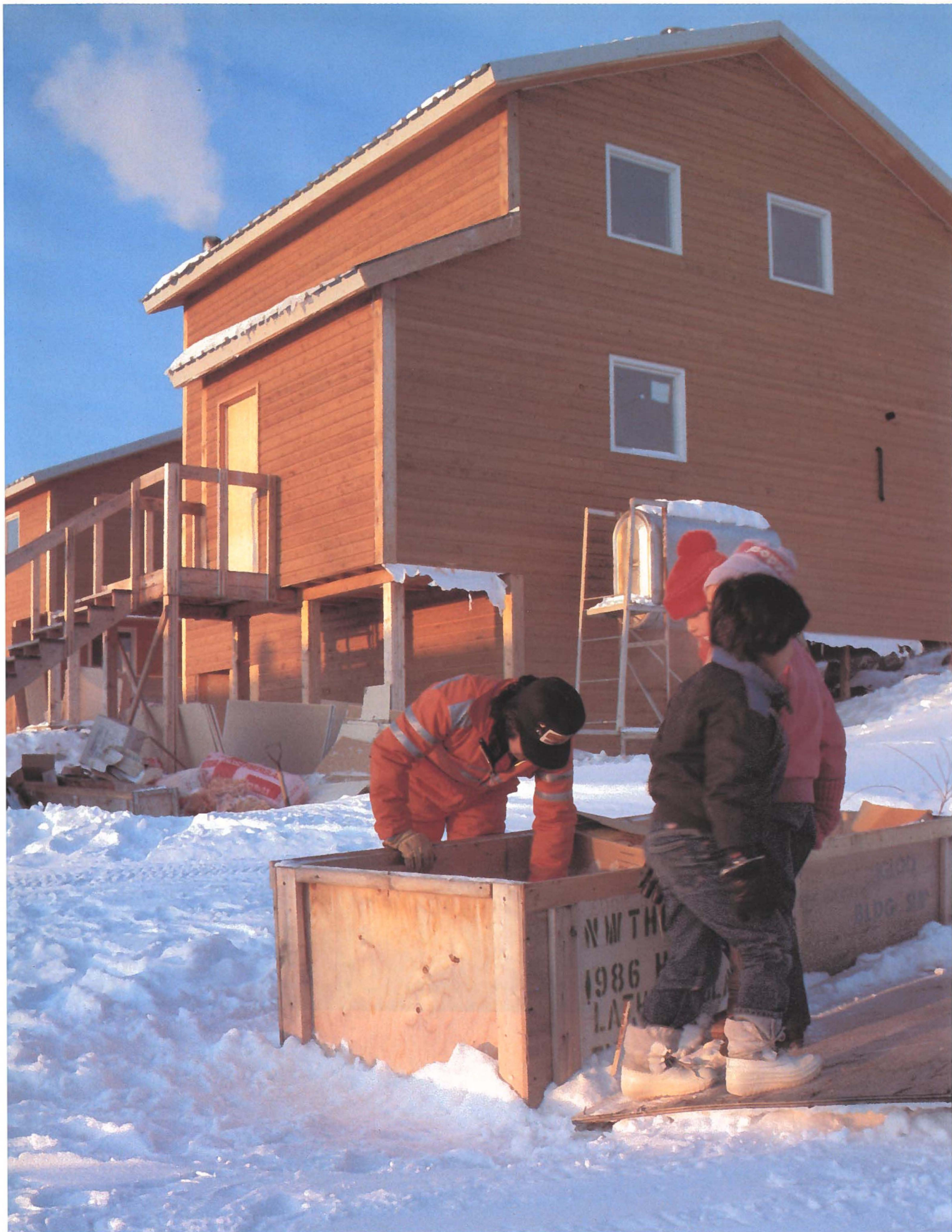
1988/89-ი, ახალი წლის დასრულების შემდეგ, ლუსელ კე-ის სახსრების ავტორიტეტი, სნოდრიფტი, სომბა კე-ის სახსრების ავტორიტეტი, ოთხი ახალი სახსრების ავტორიტეტი დაარსდა: რე-ედზოს სახსრების ავტორიტეტი, რე-ედზოში.

პროცენტული ღირებულების მიხედვით, ყველაზე მეტი სახსრების ავტორიტეტი ახალი სახსრების ერთეულებს აშენებს. სახსრების ავტორიტეტი ახალი სახსრების ერთეულებს აშენებს. სახსრების ავტორიტეტი ახალი სახსრების ერთეულებს აშენებს. სახსრების ავტორიტეტი ახალი სახსრების ერთეულებს აშენებს. სახსრების ავტორიტეტი ახალი სახსრების ერთეულებს აშენებს.



Philip Nukapiak
Acting Chairman,
Board of Directors





Highlights of 1988-89

ካይትሊትሮ 1988-89-ፐ

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.

መኖሪያ ልማት ስራዎችን ለማስፈጸም ስምንት ሚሊዮን 4500 የግብይት ልማት አገልግሎት ስራዎችን ይሰጣል። ልማት አገልግሎት ስራዎችን ለማስፈጸም ስምንት ሚሊዮን ልማት አገልግሎት ስራዎችን ይሰጣል።

1988-89-ፐ የግብይት ስራዎች 300 ልማት አገልግሎት ስራዎችን ይሰጣል። ልማት አገልግሎት ስራዎችን ለማስፈጸም ስምንት ሚሊዮን ልማት አገልግሎት ስራዎችን ይሰጣል።

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\$3.8 ሚሊዮን ለማስፈጸም ስምንት ሚሊዮን ልማት አገልግሎት ስራዎችን ይሰጣል። ልማት አገልግሎት ስራዎችን ለማስፈጸም ስምንት ሚሊዮን ልማት አገልግሎት ስራዎችን ይሰጣል።

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የሥራ ስራዎችን ለማስፈጸም ስምንት ሚሊዮን ልማት አገልግሎት ስራዎችን ይሰጣል። ልማት አገልግሎት ስራዎችን ለማስፈጸም ስምንት ሚሊዮን ልማት አገልግሎት ስራዎችን ይሰጣል።



Yellowknife	
Capital and O&M Budget:	\$7,830,000
Less Revenues:	<u>3,324,000</u>
Net Budget:	4,506,000

በካንዳን ሲገኙ ለግብርና ተጠቃሚ አገልግሎት ለመስጠት የሚያስፈልገውን አጠቃላይ ለውጥ ማድረግ ይገባል። ለዚህም ምሳሌ ለግብርና ማረጋገጫና ለውጤት ማረጋገጫ የሚያስፈልገውን አጠቃላይ ለውጥ ማድረግ ይገባል። ለዚህም ምሳሌ ለግብርና ማረጋገጫና ለውጤት ማረጋገጫ የሚያስፈልገውን አጠቃላይ ለውጥ ማድረግ ይገባል።

ትጋዳ	
ጠቅላይ	
ጠቅላይ	\$7,830,000
ጠቅላይ	<u>3,324,000</u>
ጠቅላይ	4,506,000

HAY RIVER DISTRICT

Management Report

ՀԱՆՆԱԳՐԱԿԱՆ ԳՐԱԿԱՆ ՎՃԱՐՆԱԿԱՆ ԴՊՐՈՒՄ

ՎՃԱՐՆԱԿԱՆ ԴՊՐՈՒՄ

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:	<u>3,844,000</u>
Net Budget:	5,071,000

ՀԱՆՆԱԳՐԱԿԱՆ	
ԵՆՈՒՄ	
ՎՃԱՐՆԱԿԱՆ ԴՊՐՈՒՄ	\$8,915,000
ՔՐՈՒՄ	<u>3,844,000</u>
ՆԱԿԱՆ ԴՊՐՈՒՄ	5,071,000

Այս տարի ընթացքում իրականացվել է Հայ Ռիվեր Դիստրիկտում տնային վերանորոգման ծրագրի շարունակումը՝ \$945,000 ծախսով: Ընդամենը \$945,000 ծախսով իրականացվել է տնային վերանորոգման ծրագրի շարունակումը, \$641,000-ը տնային վերանորոգման ծրագրի շարունակումը, \$224,000-ը՝ Կրթական Կենտրոնի տնային վերանորոգման ծրագրի շարունակումը, իսկ \$80,000-ը՝ Երկրորդ Կարգի Վերանորոգման ծրագրի շարունակումը:

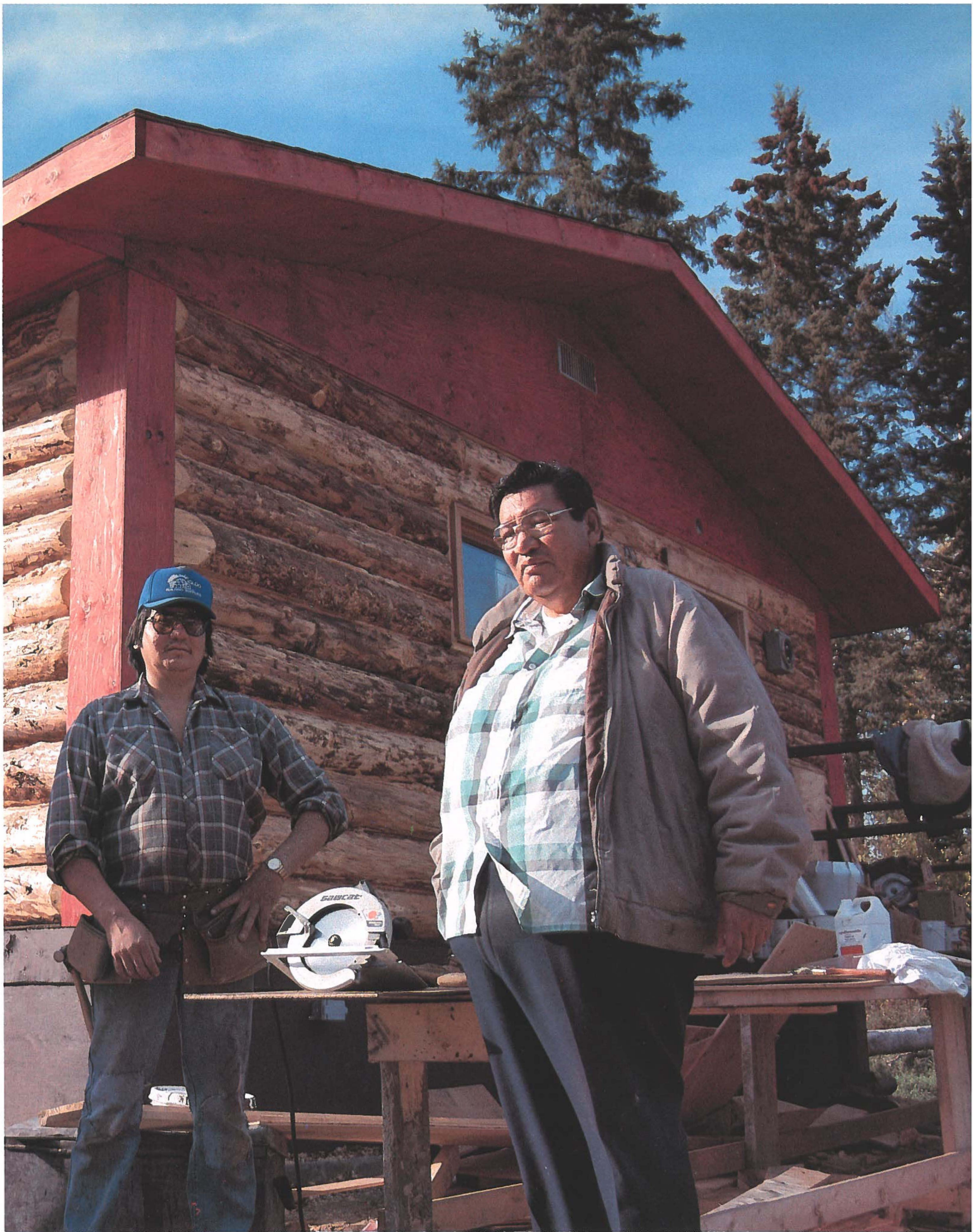
Ընդամենը 41-ը տնային վերանորոգման միավորներ էին նախատեսված 1988/89-ի մեծածախ գնումների համար, 9-ը իրականացվել է ՀԱ ՈւՍՏՆ-ի միջոցով: Ընդամենը 41-ը տնային վերանորոգման միավորներ էին նախատեսված: Ընդամենը 30-ը տնային վերանորոգման միավորներ էին նախատեսված: Ընդամենը 12 բնակարանային միավորներ էին նախատեսված ՎՃԱՐՆԱԿԱՆ ԴՊՐՈՒՄ ծրագրի շարունակումը:

ՎՃԱՐՆԱԿԱՆ ԴՊՐՈՒՄ ծրագրի շարունակումը իրականացվել է Հայ Ռիվեր Դիստրիկտում տնային վերանորոգման ծրագրի շարունակումը: Ընդամենը \$350,000 էր ծախսվել մանր կապիտալի վրա Հայ Ռիվեր Դիստրիկտում տնային վերանորոգման և Կրթական Կենտրոնի միջոցով: Ընդամենը \$279,000 էր ծախսվել մանր կապիտալի վրա 14-ը համայնքում:

Ընդամենը \$350,000 էր ծախսվել մանր կապիտալի վրա Հայ Ռիվեր Դիստրիկտում տնային վերանորոգման և Կրթական Կենտրոնի միջոցով: Ընդամենը \$279,000 էր ծախսվել մանր կապիտալի վրա 14-ը համայնքում:

\$350,000 ծախսով իրականացվել է մանր կապիտալի վրա Հայ Ռիվեր Դիստրիկտում տնային վերանորոգման և Կրթական Կենտրոնի միջոցով: Ընդամենը \$279,000 էր ծախսվել մանր կապիտալի վրա 14-ը համայնքում:

Ընդամենը \$350,000 էր ծախսվել մանր կապիտալի վրա Հայ Ռիվեր Դիստրիկտում տնային վերանորոգման և Կրթական Կենտրոնի միջոցով: Ընդամենը \$279,000 էր ծախսվել մանր կապիտալի վրա 14-ը համայնքում:





Balance Sheet

for the year ended March 31, 1989

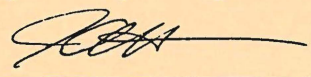
ᑭᑦᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ

ᑭᑦᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ
ᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ ᑲᑦᑲᑦ

Assets	1989	1988	ᑲᑦᑲᑦᑲᑦᑲᑦ
	(thousands of dollars) (ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦ)		
Current			ᑲᑦᑲᑦ
Cash	\$ 12,836	\$ 8,312	ᑲᑦᑲᑦ
Accounts receivable			ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ
Canada Mortgage and Housing Corporation	11,802	20,652	ᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ
Government of the Northwest Territories	150	1,587	ᑲᑦᑲᑦᑲᑦᑲᑦ
Other	2,512	1,811	ᑲᑦᑲᑦᑲᑦᑲᑦ
Prepaid expenses	—	782	ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ
	<u>27,300</u>	<u>33,144</u>	
Investments in housing projects (Note 3)			ᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ (ᑲᑦᑲᑦᑲᑦ 3)
Land and buildings	127,001	127,835	ᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦ
Mortgages receivable	2,142	1,926	ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ
Notes receivable and purchase options	328	328	ᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ
	<u>129,471</u>	<u>130,089</u>	
Property and equipment (Note 4)	5,704	4,403	ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ ᑲᑦᑲᑦᑲᑦᑲᑦ (ᑲᑦᑲᑦᑲᑦ 4)
	<u>\$ 162,475</u>	<u>\$ 167,636</u>	

Liabilities	1989	1988	ᐱᕿᓇᕗᓕᓂᕐᕐ
	(thousands of dollars) (ᑕᐅᕐᕕᑦᕗᓂᕐᕐ ᕿᓇᕗᓂᕐᕐ)		ᐱᕿᓇᕗᓂᕐᕐ
Current			ᐱᕿᓇᕗᓂᕐᕐ
Accounts payable	\$ 7090	\$ 7,471	ᐱᕿᓇᕗᓂᕐᕐᕿᐱᓂᕐ
Accrued interest	3,270	3,331	ᕿᕿᐅᕐᕿᐱᓂᕐ
Due to the Government of the Northwest Territories (Note 5)	1,013	3,783	ᐱᕿᓇᕗᓂᕐᕐᕿᐱᓂᕐᕐ ᓄᓇᓂᕐᕿᐱᓂᕐ ᓆᓇᐱᕿᕿᕐᕐᕐ (ᑕᑕᑕᕐᕐᕐ 5)
Unapplied capital contributions (Note 6)	11,519	13,619	ᐱᕿᓇᕗᓂᕐᕐᕿᐱᓂᕐᕐ ᐱᕿᓇᕗᓂᕐᕐ ᐱᕿᓇᕗᓂᕐᕐ (ᑕᑕᑕᕐᕐᕐ 6)
Contractors' holdbacks	373	164	ᓆᓇᕿᕿᕐᕐᕐ ᐱᕿᓇᕗᓂᕐᕐᕐ
Current portion of long-term liabilities	852	790	ᐱᕿᓇ ᐱᕿᓇ ᐱᕿᓇᕗᓂᕐᕐᕐᕐ
Long-term (Note 7)	97,136	98,351	ᐱᕿᓇᕗᓂᕐᕐᕐ (ᑕᑕᑕᕐᕐᕐ 7)
	121,253	127,509	
Commitments (Note 10)			ᕗᓂᕐᕐᕐᕐᕐᕐᕐ (ᑕᑕᑕᕐᕐᕐ 10)
Equity			ᓇᓂᕐᕿᐱᓂᕐᕐ
Government of the Northwest Territories	41,222	40,127	ᓄᓇᓂᕐᕿᐱᓂᕐᕐ ᓆᓇᐱᕿᕿᕐᕐᕐ
	\$ 162,475	\$ 167,636	

Approved by Management:



President

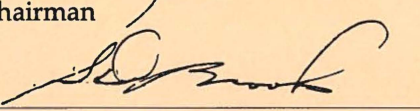


Vice-President,
Finance and Corporate Services

Approved by Board:



Chairman



Member

Statement of Operations

for the year ended March 31, 1989

ᐅᐅᓕᐱᓐᓕᓐᓕᓐ ᐅᓂᓐᓐᓐᓐᓐᓐᓐ

ᐅᐅᓕ ᓂᓐᓐᓐᓐ ᓐᓐ 31, 1989

	1989 (thousands of dollars) (ᐅᐅᓐᓐᓐᓐᓐᓐ ᐅᓂᓐᓐᓐ)	1988	
Revenues and recoveries			ᐅᓂᓐᓐᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐᓐ
Contribution from the Government of the Northwest Territories (Note 5)	\$ 63,816	\$ 58,648	ᐅᓂᓐᓐᓐᓐ ᓂᓂᓐᓐ ᓐᓐᓐᓐᓐᓐ (ᓂᓐᓐᓐ 5)
Recoveries from Canada Mortgage and Housing Corporation (Note 8)	42,246	38,885	ᐅᓂᓐᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐᓐᓐᓐᓐᓐᓐ ᓂᓂᓐᓐ (ᓂᓐᓐᓐ 8)
Interest and other revenue	2,630	2,220	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ
	<u>108,692</u>	<u>99,753</u>	
Expenses			ᐅᓂᓐᓐᓐᓐ
Contributions to local housing organizations	54,415	50,309	ᐅᓂᓐᓐᓐᓐ ᓂᓂᓐᓐ ᐅᓂᓐᓐᓐᓐᓐᓐᓐᓐᓐᓐ ᓂᓂᓐᓐᓐᓐᓐᓐᓐᓐᓐᓐᓐ
Repairs, maintenance, grants and other costs	25,233	21,667	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ
Administration (Schedule)	15,518	14,193	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ
Interest on long-term debt	13,225	13,348	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐ ᐅᓂᓐᓐᓐᓐᓐᓐ
Depreciation and amortization	6,827	6,767	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ
Workshops and studies	428	299	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ
Loss on disposal of land and buildings	191	563	ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐ
	<u>115,837</u>	<u>107,146</u>	
Excess of expenses over revenues and recoveries (Note 9)	<u>\$ 7,145</u>	<u>\$ 7,393</u>	ᐅᓂᓐᓐᓐᓐᓐᓐ ᐅᓂᓐᓐᓐᓐᓐᓐ (ᓂᓐᓐᓐ 9)

Statement of Equity

for the year ended March 31, 1989

ᑲᓄᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐ

ᑲᓄᓐᑲᓐᑲᓐᑲᓐ ᑲᓄᓐᑲᓐᑲᓐᑲᓐ 31, 1989

	1989 (thousands of dollars) (ᑲᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᑲᓄᓐᑲᓐᑲᓐᑲᓐ)	1988	
Balance at beginning of the year	\$ 40,127	\$ 41,887	ᑲᓄᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᑲᓄᓐᑲᓐᑲᓐᑲᓐ
Excess of expenses over revenues and recoveries	(7,145)	(7,393)	ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᑲᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ
Contributions from the Government of the Northwest Territories			ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ
Capital contributions used for capital expenditures	7,482	4,592	ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ
Other capital contributions	125	600	ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ
Operating contributions provided for loan principal repayments	633	441	ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ
	<u>8,240</u>	<u>5,633</u>	
Balance at end of the year	<u>41,222</u>	<u>40,127</u>	ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ ᓄᓐᑲᓐᑲᓐᑲᓐᑲᓐᑲᓐ

Statement of Changes in Financial Position

for the year ended March 31, 1989

ᐅᓂᑲᑲᑦᑕᐅᑦᑕ ᐱᓂᐅᑦᑕ ᐱᑦᑕᓂᑦᑕᑦᑕ

ᑭᓂᑲᑲᑦᑕᑦ ᑕᑦᑕ 31, 1989

	1989 (thousands of dollars) (ᑕᐅᑦᑕᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕ)	1988 (thousands of dollars) (ᑕᐅᑦᑕᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕ)	
Cash provided by (used for):			ᐱᓂᐅᑦᑕ ᐱᑕᐅᓂᐅᑦᑕ (ᐱᑕᑦᑕᐅᑦᑕ ᐅᐅᓂᑲᑦ)
Operating activities			ᐱᑕᑦᑕᑦᑕᑦᑕᐅᑦᑕ ᐱᑕᑦᑕᑦ
Excess of expenses over revenues and recoveries	\$ (7,145)	\$ (7,393)	ᐱᑕᑦᑕᑦᑕᑦᑕ ᐱᑕᑦᑕᑦᑕᑦ ᐱᓂᐅᑦᑕᑕᑦᑕ ᐅᑕᑦᑕᑦᑕᐅᑦᑕᑦ
Items not involving cash			ᐱᓂᐅᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦ
Depreciation and amortization	6,827	6,767	ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑕᑦᑕᑦᑕᑦ
Loss on disposal of land and buildings	191	563	ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦ
Increase in allowance for employee leave and termination benefits	179	92	ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ
Changes in non-cash operating working capital	5,307	7,809	ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ
	<u>5,359</u>	<u>7,838</u>	
Financing activities			ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕ
Contributions from the Government of the Northwest Territories credited to equity	8,240	5,633	ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ
Repayment of long-term debt	(1,332)	(840)	ᐱᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᓂᐅᑦᑕᑦᑕᑦᑕᑦᑕ
	<u>6,908</u>	<u>4,793</u>	

	1989 (thousands of dollars) (ᑕᑦᑲᑦᑕᑦᑕᑦᑕᑦ ᑭᑦᑲᑦᑕᑦ)	1988	
Investing activities			ᑭᑦᑲᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ
Additions to investments in housing projects			ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑭᑦᑲᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Land and buildings	(26,679)	(13,955)	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Mortgages receivable	(944)	(930)	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Additions to property and equipment	(1,745)	(755)	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Recovery of capital costs from Canada Mortgage and Housing Corporation	20,396	9,920	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Proceeds from disposal of land and buildings	501	304	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Reduction of mortgages receivable	728	809	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
	<u>(7,743)</u>	<u>(4,607)</u>	
Increase in cash	4,524	8,024	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Cash at beginning of the year	<u>8,312</u>	<u>288</u>	ᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Cash at end of the year	<u>\$12,836</u>	<u>8,312</u>	ᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ

3. Investments in housing projects

(a) Land and buildings

	1989			1988
	Cost	Accumulated Depreciation	Net	Net
	(thousands of dollars)			
Land assembly	\$ 568	\$ —	\$ 568	\$ 2,420
Public housing	163,796	47,450	116,346	114,127
Northern rental housing	5,837	4,724	1,113	1,546
Senior citizens' housing	1,923	596	1,327	1,449
Construction in progress	7,647	—	7,647	8,293
	<u>\$ 179,771</u>	<u>\$ 52,770</u>	<u>\$ 127,001</u>	<u>\$ 127,835</u>

(b) Mortgages receivable

	1989	1988
	(thousands of dollars)	
First mortgages, rural and remote housing, bearing interest at rates varying between 9 7/8% and 21% per annum, repayable over a maximum period of 25 years	\$ 1,248	\$ 1,318
Other mortgages, bearing interest at rates varying between 5% and 11 1/2% per annum, repayable over a maximum period of 25 years	329	399
Interim financing loans, bearing interest rates between 13 3/4% and 14 1/4%, for indeterminate periods	565	209
	<u>\$ 2,142</u>	<u>\$ 1,926</u>

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(a) ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ

	1989			1988	
	ᑭᓂᑭᓂᑦ	ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ (ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ)	ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	\$ 568	\$ —	\$ 568	\$ 2,420	
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	163,796	47,450	116,346	114,127	
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	5,837	4,724	1,113	1,546	
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	1,923	596	1,327	1,449	
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	7,647	—	7,647	8,293	
	<u>\$ 179,771</u>	<u>\$ 52,770</u>	<u>\$ 127,001</u>	<u>\$ 127,835</u>	

(b) ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ

	1989	1988
	(ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ)	
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ, ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	\$ 1,248	\$ 1,318
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ, ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	329	399
ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ, ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ ᑭᓂᑭᓂᑦ	565	209
	<u>\$ 2,142</u>	<u>\$ 1,926</u>

4. Property and equipment

	1989			1988
	Cost	Accumulated Depreciation and Amortization	Net	Net
	(thousands of dollars)			
Warehouses	\$ 5,637	\$ 791	\$ 4,846	\$ 3,463
Office furniture and equipment	1,284	784	500	542
Staff housing	531	249	282	309
Leasehold improvements	261	254	7	12
Office buildings	162	93	69	77
	<u>\$ 7,875</u>	<u>\$ 2,171</u>	<u>\$ 5,704</u>	<u>\$ 4,403</u>

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	1989			1988
	ᐅᓂᓂᓐ	ᐅᓂᓂᓐ ᐅᓂᓂᓐ ᐅᓂᓂᓐ (ᐅᓂᓂᓐ ᐅᓂᓂᓐ)	ᐅᓂᓂᓐ ᐅᓂᓂᓐ	ᐅᓂᓂᓐ ᐅᓂᓂᓐ
ᓂᓂᓂᓐ	\$ 5,637	\$ 791	\$ 4,846	\$ 3,463
ᓂᓂᓂᓐ ᐅᓂᓂᓐ ᐱᓕᓂᓐ	1,284	784	500	542
ᓂᓂᓂᓐ ᐅᓂᓂᓐ	531	249	282	309
ᐅᓂᓂᓐ ᐅᓂᓂᓐ ᐅᓂᓂᓐ	261	254	7	12
ᓂᓂᓂᓐ ᐅᓂᓂᓐ	162	93	69	77
	<u>\$ 7,875</u>	<u>\$ 2,171</u>	<u>\$ 5,704</u>	<u>\$ 4,403</u>

5. Due to the Government of the Northwest Territories

	1989			1988
	Operations and Maintenance	Special Contributions	Total	Total
	(thousands of dollars)			
Balance at beginning of year	\$ 3,204	\$ 579	\$ 3,783	\$ 7,130
Operating contributions	50,235	—	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	3,560	6,549
Balance at end of year	\$ 790	\$ 223	\$ 1,013	\$ 3,783

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	1989			1988
	ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	ᑕᑦᑕᑦᑕᑦᑕ	ᑕᑦᑕᑦᑕᑦᑕ
	(ᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᑕᑦᑕᑦᑕᑦᑕ)			
ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	\$ 3,204	\$ 579	\$ 3,783	\$ 7,130
ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	50,235	—	50,235	49,599
ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	(633)	—	(633)	(441)
ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ, ᐱᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ	15,004	—	15,004	12,692
	64,606	—	64,606	61,850
ᐱᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	63,816	—	63,816	58,648
	790	—	790	3,202
	3,994	579	4,573	10,332
ᐱᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕ	3,204	356	3,560	6,549
ᐱᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕᑦᑕ	\$ 790	\$ 223	\$ 1,013	\$ 3,783

6. Unapplied capital contributions

ᑕᐅᐅᑦᑕᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦ ᐱᑦᑕᑦᑕ

	1989 (thousands of dollars) (ᑕᑦᑕᑦᑕᑦᑕᑦᑕ ᑦᑕᑦᑕᑦ)	1988	
Balance at beginning of the year	\$ 13,619	\$ 6,334	ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦ
Capital contributions received	20,979	24,569	ᑕᑦᑕᑦᑕᑦ ᐱᑦᑕᑦᑕ ᐱᑦᑕᑦᑕ
	<u>34,598</u>	<u>30,903</u>	
Capital expenditures	7,482	4,592	ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ
	<u>15,004</u>	<u>12,692</u>	
Capital contributions used for repairs, maintenance, grants and other costs	15,004	12,692	ᑕᑦᑕᑦᑕᑦ ᐱᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ
	<u>22,486</u>	<u>17,284</u>	
	12,112	13,619	
Repayments	593	—	ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ
Balance at end of the year	<u>\$ 11,519</u>	<u>\$ 13,619</u>	ᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕ ᑕᑦᑕᑦᑕᑦ
Representing unapplied capital contributions for:			ᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦᑕᑦ ᑕᑦᑕᑦᑕᑦ ᐱᑦᑕᑦᑕᑦᑕᑦᑕᑦ:
1989	\$5,076	\$ —	1989
1988	3,964	10,702	1988
1987	1,048	1,943	1987
1986	205	597	1986
1985	1,226	377	1985
	<u>\$ 11,519</u>	<u>\$ 13,619</u>	

Schedule of Administration Expenses

for the year ended March 31, 1989

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ᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ 31, 1989-ᐱᓇᐱᓇᐱᓇ

	1989	1988	
	(thousands of dollars)		
	(ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ)		
Salaries and benefits	\$ 8,909	\$ 8,251	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Travel and relocation	2,641	2,706	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Buildings and equipment rentals	1,626	1,567	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Professional and special services	771	608	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Materials and supplies	545	259	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Communications	452	384	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Land title fees and expenses	252	163	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Directors' fees and expenses	162	138	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Computer services	159	93	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
Miscellaneous	1	24	ᐱᓇᐱᓇᐱᓇᐱᓇ ᐱᓇᐱᓇᐱᓇ
	<u>\$ 15,518</u>	<u>\$ 14,193</u>	

